



202507080060

07/08/2025 03:46 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2131
JUL 08 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

QUIT CLAIM DEED

THE GRANTOR, CLAIRE LENNING, as Personal Representative of the Estate of BEVERLY DIANNE LENNING AKA BEVERLY DIANNE MARZYCK (Deceased), under King County Cause No. 22-4-04944-5 SEA, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, KATY LOUISE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, CLAIRE ELISE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, and LYDIA ALICE LENNING, a single person as her separate property, as to an undivided one-third (1/3) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P22085 (340317-0-008-0000)

Abbreviated Legal Description: Portion of the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M.

Assessor's Parcel Number: P22083 (340317-0-006-0002)

Abbreviated Legal Description: Portion of the South 1/2 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M.


Assessor's Parcel Number: P22093 (340317-2-003-0001)

Abbreviated Legal Description: Portion of the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M.

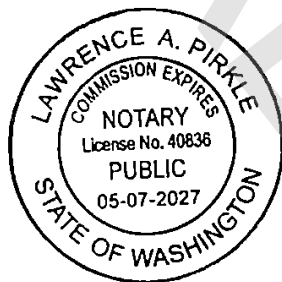
Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, rights of way, reservations, agreements, easements and assessments of record, if any.


CLAIRE LENNING, Personal Representative

GIVEN under my hand and official seal this 29th day of June, 2025.



NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"**Assessor's Parcel Number: P22085 (340317-0-008-0000)**

A tract of land in the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point North 89°36' West, 3654.8 feet; and North 0°06' West, 663.2 feet from the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°45' West to the county road; thence North 0°17' East, 636.3 feet along the county road to a point 24 feet South of the North line of said SE 1/4 of the NE 1/4; thence South 89°45' East parallel with said North line to a point lying North 0°06' West of the point of beginning; thence South 0°06' East, 636.3 feet to the place of beginning; TOGETHER WITH that adjoining strip of land acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.

Assessor's Parcel Number: P22083 (340317-0-006-0002)

A tract of land in the South 1/2 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°36' West, 1879.7 feet; thence North 0°06' West, 651.85 feet to the true point of beginning; thence continuing North 0°06' West, 651.85 feet to a point 24 feet South of the North line of said South 1/2 of the NW 1/4; thence North 89°45' West parallel with said North line, 886.9 feet; thence South 0°06' East, 650.7 feet; thence in an Easterly direction to the true point of beginning.

Assessor's Parcel Number: P22093 (340317-2-003-0001)

A tract of land in the SW 1/4 of the NW 1/4 of Section 17, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the SE corner of the SW 1/4 of the NE 1/4 of said Section 17; thence North 89°36' West, 2766.6 feet; thence North 0°06' West, 650.7 feet to the true point of beginning; thence continuing North 0°06' West, 650.7 feet to a point 24 feet South of the North line of said SW 1/4 of the NW 1/4; thence North 89°45' West parallel with said North line, 888.2 feet; thence South 0°06' East, 636.3 feet; thence in an Easterly direction to the true place of beginning; TOGETHER WITH that adjoining strip of land, if any, acquired from Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046; EXCEPT that strip of land, if any, conveyed to Charles B. Benson by Property Line Agreement dated October 29, 1986, and recorded December 30, 1986, as Auditor's File No. 8612300046.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, rights of way, reservations, agreements, easements and assessments of record, if any.

CASE #: 22-4-04944-5 SEA

**CERTIFIED
COPY**

DECEASED

WITNESS my hand and seal of said Court: September 19, 2022.

revised: 04/2017