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

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX JOJS J131 JUL 0 8 2025 Amount Paid S Skagit Co. Treasurer By 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, 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.

Dated this \_\_\_\_\_ day of June 2025. CLAIRE LENNING, Personal Representative

) ) ss.

)

STATE OF WASHINGTON COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that CLAIRE LENNING is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of BEVERLY DIANNE LENNING AKA BEVERLY DIANNE MARZYCK to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this  $\frac{29}{29}$ day of Time 2025.



LAWRENCE A. PIRKLE

**WOFARY** PUBLIC in and for the State of Washington Residing at Mount Vernon My Commission Expires: <u>5/7/27</u>

## 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.

## FILED 2022 SEP 19 KING COUNTY SUPERIOR COURT CLERK

CASE #: 22-4-04944-5 SEA

## IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR THE COUNTY OF KING

IN RE BEVERLY DIANNE LENNING A/K/A BEVERLY DIANNE MARZYCK	NO: 22-4-04944-5 SEA LETTERS TESTAMENTARY (LTRTS)
DECEASED	

The last will & codicil(s) of the above named decedent was duly exhibited, proven and filed on September 19, 2022. It appears in and by said will & codicil(s) that **CLAIRE LENNING** is/are named Executor(s) and by order of this court is/are authorized to execute said will & codicil(s) according to law.

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



BARBARA MINER King County Superior Court Clerk

Bv: C.Heyligar

\_\_\_, Deputy Clerk

#### I CATHERINE CORNWALL, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript • NOT OFFICIAL WITHOUT SEAL • of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this seal of said Superior These letters are in full force and In effect as of JUL 16 2024 1 6 2024 JUL Court at my office at Seattle on this date \_ Whose powers ceased as CATHERINE CORNWALL Superior Court Clerk d $\mathcal{C}$ 8y Deputy Clerk K MAN

RCW 11.28.140; 11.28.280

all more

revised: 04/2017