



200209270064

Skagit County Auditor

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Return Address:

James A. Jackson
REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.
1415 Norton Building
801 Second Avenue
Seattle, WA 98104

STIPULATION AND DECREE QUIETING TITLE

REFERENCE NUMBERS of related documents: N/A

GRANTOR(S): James W. Bruce, David E. Bruce, Barnard A. Bruce III, Jennifer A. Kavanagh, Jamie Youngheart, Jeanette Wheeler, as the Personal Representative of the Estate of Patricia Kelly, Deceased, George Thomas and Helen Thomas

GRANTEE(S): Max Benjamin and Theresa Benjamin, husband and wife

LEGAL DESCR: East 20 feet of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2,
Township 35 N, Range 1 East

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NO(S): P31107

SKAGIT COUNTY, WASH.
FILED

AUG 22 2002

PHYLLIS COOLE-MCKEEHEN, CO. CLERK
By Deputy

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

JAMES W. BRUCE; DAVID E. BRUCE;
BARNARD A. BRUCE III; JENNIFER A.
KAVANAGH; JAMIE YOUNGHEART;
JENNIFER WHEELER, as Personal
Representative of the Estate of Patricia Kelly,
Deceased; and GEORGE THOMAS,

Plaintiffs,

v.

MAX M. BENJAMIN and THRESA
BENJAMIN, husband and wife,

Defendants.

NO. 01-2-00826-1

STIPULATION AND DECREE
QUIETING TITLE

COME NOW, James W. Bruce; David E. Bruce; Barnard A. Bruce III; Jennifer A.
Kavanagh; Jamie Youngheart; ^{JEANETTE} Jennifer Wheeler, as Personal Representative of the Estate of
Patricia Kelly, Deceased; George Thomas and Helen Thomas, Plaintiffs, and Max M.
Benjamin and Thresa Benjamin, Defendants, and stipulate and agree as follows:

THAT the parties hereto are desirous of resolving the various disputes herein, and
have entered into a Settlement Agreement, dated July 31, 2002, which provides among
other things for the determination of ownership rights to various parcels of property (copy
attached); and

ETING



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LAW OFFICES OF
REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.
1415 NORTON BUILDING
801 SECOND AVENUE
SEATTLE, WASHINGTON 98104-1522
(206) 624-6271

ORIGINAL

2002 0714 0331

UNOFFICIAL

State of Washington, } ss.
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 24 day of September 20.02 Phyllis Coole-McKeehen, County Clerk

By Alberta Finley
Deputy Clerk

UNOFFICIAL

1 THAT, pursuant to said Settlement Agreement, Defendants are entitled to a decree
2 quieting to the East 20 feet of the Southeast quarter of the Northeast quarter of Section 2,
3 Township 35 North, Range 1 East, W.M., situated in Skagit County, Washington; and

4 THAT Defendants are also entitled to a decree quieting title to the West 20 feet of the
5 Southwest quarter of the Northwest quarter of Section 1, Township 35 North, Range 2 East,
6 W.M., situated in Skagit County, Washington.

7 DATED: July 3 2002

8 James W. Bruce
9 James W. Bruce

George Thomas
George Thomas

10 David E. Bruce
11 David E. Bruce

Helen Thomas
Helen Thomas

12 Barnard A. Bruce, III
13 Barnard A. Bruce, III

Max M. Benjamin
Max M. Benjamin

14 Jennifer A. Kavanagh
15 Jennifer A. Kavanagh

Theresa Benjamin
Theresa Benjamin

16 Jamie Youngheart
17 Jamie Youngheart

18 Jeannette Wheeler
19 Jeannette Wheeler, as Personal Representative
of the Estate of Patricia Kelly, Deceased



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21 **ORDER**

22 BASED UPON THE FOREGOING STIPULATION, the Settlement Agreement
23 annexed hereto, and the record and file herein, it is hereby

24 STIPULATION AND DECREE QUIETING
TITLE - 2

LAW OFFICES OF
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(206) 624-6271

UNOFFICIAL

State of Washington, } ss.
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 24 day of September 2002 Phyllis Coole-McKeehen, County Clerk

By Alberta Leahy
Deputy Clerk

UNOFFICIAL

ORDERED, ADJUDGED AND DECREED that Defendants are determined to be the

fee simple owners of the following described real property:

The East 20 feet of the Southeast quarter of the Northeast
quarter of Section 2, Township 35 North, Range 1 East, W.M.,
situated in Skagit County, Washington;

and the claims of JAMES W. BRUCE; DAVID E. BRUCE; BARNARD A. BRUCE III;
JENNIFER A. KAVANAGH; JAMIE YOUNGHEART; ^{JEANEHE}JENNIFER WHEELER, as
Personal Representative of the Estate of Patricia Kelly, Deceased; GEORGE THOMAS and
HELEN THOMAS to the above described premises are extinguished, and the rights of the
heirs of William Payne, deceased, were determined and extinguished by order of the Final
Account in the Estate of William Payne, Skagit County Cause No. 2030, on June 19, 1940;
and it is further

ORDERED, ADJUDGED AND DECREED that Defendants are determined to be the

fee simple owners of the following described real property:

The West 20 feet of the Southwest quarter of the Northwest
quarter of Section 1, Township 35 North, Range 1 East, W.M.,
situated in Skagit County, Washington;

and the claims of JAMES W. BRUCE; DAVID E. BRUCE; BARNARD A. BRUCE III;
JENNIFER A. KAVANAGH; JAMIE YOUNGHEART; ^{JEANEHE}JENNIFER WHEELER, as
Personal Representative of the Estate of Patricia Kelly, Deceased; GEORGE THOMAS and
HELEN THOMAS to the above described premises are extinguished, and the rights of the
heirs of William Payne, deceased, were determined and extinguished by order of the of the



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STIPULATION AND DECREE QUIETING
TITLE - 3

LAW OFFICES OF
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1415 NORTON BUILDING
801 SECOND AVENUE
SEATTLE, WASHINGTON 98104-1522
(206) 624-6271

0020 0000 0744 0333

UNOFFICIAL
DOCS
STATE OF WASHINGTON, } ss.
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 24 day of September 2002

Phyllis Coole-McKeehen, County Clerk
By Alberta Fuchs
Deputy Clerk

Final Account in the Estate of William Payne, Skagit County Cause No. 2030, on June 19,

1940.

DONE IN OPEN COURT this 22 day of ^{August}~~May~~, 2002.

Susan K Cook
Judge/Court Commissioner

Presented by:

REED, LONGYEAR, MALNATI,
AHRENS & STRICKLAND, P.S.

By:

James A. Jackson
WSBA #29836
of Attorneys for Plaintiffs

Copy Received and Notice of Presentation Waived:

JONES & SMITH

By:

Gary T Jones
WSBA #5217
Attorneys for Defendants



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STIPULATION AND DECREE QUIETING
TITLE - 4

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(206) 624-6271

0829 2002 0744 0334

State of Washington, } ss.
County of Skagit

I, Phyllis Coole-McKeehen, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 24 day of September 2002 Phyllis Coole-McKeehen, County Clerk

By

Alberta Feiler
Deputy Clerk



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Skagit County Auditor