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06/16/2023 03:10 PM Pages: 1 of 6 Fees: $208.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

FILED FOR RECORD AT THE
REQUEST OF/RETURN TO:
David Lynch
120 Northshore Drive
Bellingham, WA 9822

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236948
Date 06/16/2023

QUITCLAIM DEED

GRANTOR: **ROSALIND CELESTE SHIPP**, a single woman;
ROSALIND CELESTE SHIPP,
Trustee of the **DISCLAIMER TRUST UWO ROBERT BUTLER SHIPP**; and
ROSALIND CELESTE SHIPP,
Personal Representative of the **ESTATE OF ROBERT BUTLER SHIPP, Deceased**

GRANTEES: **DAVID A. LYNCH** and **NANCY T. LYNCH**,
Co-Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**;
ALICE S.F. SIMMONS, a single woman;
NIDHIR, LLC,
a Washington limited liability company; and
TRACY BOBSIN,
a married woman, as her separate estate

Abbreviated Legal: South 60 feet of GL3, S9, T36N, R1E, W.M.

Additional Legal on page(s): Exhibit "A"

Assessor's Tax Parcel No.:
Bobsin: P46350, P118999, P119000
Nidhir: P113356, P46379, P125047, P46374
Lynch and Simmons: P46339, P125046, P133188, P125049
Moen: P46352

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THE GRANTOR, **ROSALIND CELESTE SHIPP**, a single woman; **ROSALIND CELESTE SHIPP**, Personal Representative of the **Estate of ROBERT B. SHIPP**, Deceased, under Whatcom County Superior Court Cause No. 14-4-00073-5; and **ROSALIND CELESTE SHIPP**, Trustee of the **Disclaimer Trust UWO ROBERT BUTLER SHIPP**, for and in consideration of clearing title (WAC 458-61A-215(1)), and for no monetary consideration, hereby quitclaims and conveys to **DAVID ASHLEY LYNCH** and **NANCY TISCHLER LYNCH**, Co-Trustees of the **LYNCH REVOCABLE LIVING TRUST DATED APRIL 27, 2007**; **ALICE S.F. SIMMONS**, a single woman; **NJDHIR, LLC**, a Washington limited liability company; **TRACY BOBSIN**, a married woman, as Grantees, all of Grantor's right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein, to wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

DATED: Jan 30, 2023, 2023.

Rosalind Celeste Shipp
ROSALIND CELESTE SHIPP,
individually

ESTATE OF ROBERT B. SHIPP,
Deceased

Rosalind Celeste Shipp
By: **Rosalind Celeste Shipp**
Its: Personal Representative

DISCLAIMER TRUST UWO
ROBERT BUTLER SHIPP

Rosalind Celeste Shipp
By: **Rosalind Celeste Shipp**
Its: Trustee

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **ROSALIND CELESTE SHIPP** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: Jan 30, 2023.

Lauren E Wade
Notary Public
State of Washington
My Appointment Expires 05/27/2025
Commission Number 21019464

Lauren E Wade
NOTARY PUBLIC
Lauren E Wade
Print Name of Notary
My appointment expires: 5/27/2025

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **ROSALIND CELESTE SHIPP** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **ESTATE OF ROBERT BUTLER SHIPP, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan 30, 2023.

Lauren E Wade
Notary Public
State of Washington
My Appointment Expires 05/27/2025
Commission Number 21019464

Lauren E Wade
NOTARY PUBLIC
Lauren E Wade
Print Name of Notary
My appointment expires: 5/27/2025

STATE OF WASHINGTON)
) ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **ROSALIND CELESTE SHIPP** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Trustee of the **DISCLAIMER TRUST UWO ROBERT BUTLER SHIPP**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan 30, 2023.

Lauren E Wade
NOTARY PUBLIC
Lauren E Wade
Print Name of Notary
My appointment expires: 5/27/2025

Lauren E Wade
Notary Public
State of Washington
My Appointment Expires 05/27/2025
Commission Number 21019464

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Exhibit "A"

That certain easement identified as "Parcel B" in Skagit County Auditor's File No. 8911280046 and more particularly described as:

A non-exclusive easement for ingress, egress, and utilities over, across, under and upon the South 60 feet of all that property in Government Lot 3, Section 9, Township 36 North, Range 1 East of the Willamette Meridian, lying Westerly of the following described line:

Commencing at the Southwest corner of said government Lot 3;
thence North 89°28'30" East along the South line thereof a distance of 847.00 feet to the true point of beginning of said line;
thence North 26°18'21" West a distance of 792.36 feet;
thence North 0°08'10" West parallel with the West line of said Government Lot 3, a distance of 42.46 feet, more or less, to the line of ordinary high water and the termination of said line;

EXCEPT the West 20 feet conveyed to Skagit County for roads by deed recorded under Auditor's File No. 673153, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SCANNED 1

FILED
COUNTY CLERK
2014 FEB -7 AM 9:07
WASHINGTON
BY

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF **ROBERT BUTLER SHIPP,** Deceased.	No. **14-4-00073-5** **LETTERS TESTAMENTARY**

WHEREAS, the last Will of **ROBERT BUTLER SHIPP**, deceased, was on the 10TH day of JANUARY, 2014 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **CELESTE SHIPP**, has been named Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **CELESTE SHIPP**, Executrix, to execute said Will according to law.

WITNESS **Thomas L. Verge,** Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 7TH day of FEBRUARY, 2014.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By _____, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, DAVID L. REYNOLDS, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 7TH day of FEBRUARY, 2014 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this ___ day of_____, 20 ____.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By _____, Deputy Clerk

[ltrstst.dot]

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