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202410100059
10/10/2024 03:56 PM Pages: 1 of 5 Fees: $307.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2024 2506
OCT 10 2024
Amount Paid $ 0
Skagit Co. Treasurer
By BM Deputy

QUIT CLAIM DEED

THE GRANTOR, LAURA ANDERSON, TINA MARIE SOWE and LEONARD CARR, as Co-Administrators of the Estate of JUDY MARIE CARR (Deceased), under Skagit County Cause No. 24-4-00269-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, LAURA ANDERSON, a single person as her separate property, as to an undivided one-half (1/2) interest, and TINA MARIE SOWE, a single person as her separate property, as to an undivided one-half (1/2) 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: P42835 (350717-0-002-0001)

Abbreviated Legal Description: Portion of Government Lot 1, Section 17, Township 35 North, Rage 7 East, W.M.

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

Including Manufactured Home 2003 Fleetwood Beacon Hill 68x27
VIN#0RFL24828940B913.

Situate in the County of Skagit, State of Washington.

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

Dated this 5th day of September, 2024.

LAURA ANDERSON, Co-Administrator
of the Estate of JUDY MARIE CARR

TINA MARIE SOWE, Co-Administrator
of the Estate of JUDY MARIE CARR

LEONARD CARR, Co-Administrator
of the Estate of JUDY MARIE CARR

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LAURA ANDERSON 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 Co-Administrator of the Estate of JUDY MARIE CARR 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 5th day of September, 2024.

LAWRENCE A. PIRKLE
COMMISSION EXPIRES
NOTARY
License No. 40836
PUBLIC
05-07-2027
STATE OF WASHINGTON

LAWRENCE A. PIRKLE

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

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that TINA MARIE SOWE 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 Co-Administrator of the Estate of JUDY MARIE CARR 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 5th day of September, 2024.

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

LAWRENCE A. PIRKLE NOTARY PUBLIC COMMISSION EXPIRES License No. 40836 05-07-2027 STATE OF WASHINGTON

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LEONARD CARR is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Co-Administrator of the Estate of JUDY MARIE CARR 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 5th day of September, 2024.

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

LAWRENCE A. PIRKLE NOTARY PUBLIC COMMISSION EXPIRES License No. 40836 05-07-2027 STATE OF WASHINGTON

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EXHIBIT "A"

Assessor's Parcel Number: P42835 (350717-0-002-0001)

That portion of Government Lot 1, lying North of the County road and East of the West line of a 10 foot road as hereinafter described. Also, that portion of the Northeast Quarter of the Southeast Quarter, lying East of the West line of a 10 foot road as hereinafter described;

EXCEPT the North 994 feet of said tract.

All being in Section 17, Township 35 North, Range 7 East of the Willamette Meridian;

EXCEPT from all the above, that portion lying within the following described tract:

Beginning at the East Quarter corner of said Section 17;
Thence South 1°35'28" West along the East line of said Section a distance of 831.49 feet;
Thence North 89°36'00" West, a distance of 30.01 feet to a point on the Westerly margin of the Lusk Road said point also being the true point of beginning;
Thence South 1°35'28" West along the Westerly margin of the Lusk Road a distance of 566.63 feet to the intersection with the Northerly margin of the Cape Horn Road;
Thence North 88°06'11" West along the Northerly margin of the Cape Horn Road, a distance of 540.72 feet;
Thence North 1°13'43" East, a distance of 328.48 feet;
Thence North 0°54'23" East a distance of 223.94 feet;
Thence South 89°36'00" East, a distance of 545.58 feet to the true point of beginning;

TOGETHER WITH a non-exclusive easement for road purposes over a 10 foot strip in the Southeast Quarter of the Southeast Quarter and in Government Lot 1 in Section 17, Township 35 North, Range 7 East of the Willamette Meridian, being 5 feet on each side of the following described centerline:

Beginning at the Southwest corner of said Northeast Quarter of the Southeast Quarter;
Thence North along the West line thereof 322 feet;
Thence East 445 feet to a point hereinafter designated as "Point X" and the true point of beginning of said centerline;
Thence South to a point on the South line of said Northeast Quarter of the Southeast Quarter that is 422 feet East of the Southwest corner thereof;
Thence South parallel to the West line of said Government Lot 1, to the North line of the County road running through said Government Lot 1 and the Southern terminus of said centerline;
Thence beginning again at said Point X and running North to a point that is 510 feet East and 12 feet South of the Northwest corner of said Northeast Quarter of the Southeast Quarter and the Northern terminus of said centerline.

Including Manufactured Home 2003 Fleetwood Beacon Hill 68x27 VIN#0RFL24828940B913.

Situated in Skagit County, Washington.

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

FILED
Skagit County Clerk
Skagit County, WA
05/10/2024

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF JUDY MARIE CARR:	No. 24-4-00269-29 LETTERS ADMINISTRATION

I. BASIS

1.1 JUDY MARIE CARR late of SKAGIT County died intestate on or about March 25, 2024 leaving property in this state subject to administration.

1.2 On May 10, 2024 the court appointed LAURA ANDERSON, TINA MARIE SOWE, & LEONARD CARR to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LAURA ANDERSON, TINA MARIE SOWE, & LEONARD CARR are authorized by this court to administer the estate of the above decedent according to law and each of the Co-Administrators have authority to act alone and individually with respect to any matter, including but not limited to any and all banking and investment matters.

DATED 05/10/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Kenneth Pemberton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON | ss
COUNTY OF SKAGIT

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on May 10, 2024.

I further certify that these letters are now in full force and effect.

DATED: 05/10/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
BY _____
Deputy Clerk

SEAL OF THE SUPERIOR COURT STATE OF WASHINGTON OF SKAGIT COUNTY

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