

When recorded return to:
Connie Kay Nims
PO BOX 23
Sedro Woolley, WA 98284



201902130053

02/13/2019 03:27 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

QUIT CLAIM DEED

THE GRANTOR(S)

Connie Kay Nims, as surviving Spouse of R. Jeffrey Nims, deceased
for and in consideration of Inheritance-Community Property agreement or right of survivorship,
conveys and quit claims to
Connie Kay Nims, a single woman as her separate property
the following described real estate, situated in the County of Skagit, State of Washington:
together with all after acquired title of the grantor(s) herein:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Abbreviated Legal: Section 19, Township 35 North, Range 5 East, Ptn. Gov't Lot 1

Tax Parcel Number(s): 350519-0-006-0007

Dated: 02-10-19

Connie Kay Nims
Connie Kay Nims

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 480
FEB 13 2019

Amount Paid \$ 28
Skagit Co. Treasurer
By mlm Deputy

STATE OF: WA
COUNTY OF: King

On this day personally appeared before me Connie Kay Nims, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 10th day of Feb., 20 19.

Catherine Macchio

Notary Public residing at Issaquah
Printed Name: Catherine Macchio
My Commission Expires: 9/5/21

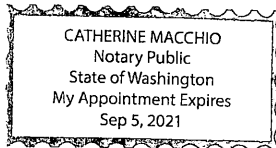


EXHIBIT A
Legal Description

That portion of Government Lot 1 lying North of State Highway, in Section 19, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point 990 feet East and 628 feet South of the Northwest corner of said Government Lot 1; thence West 300 feet; thence South 504 feet; thence East 140 feet; thence South to the right of way of the Great Northern Railway Company; thence Northeasterly along said right of way to a point due South of the point of beginning; thence North to the point of beginning; EXCEPT State Highway, AND EXCEPT those portions of said property described as follows:

- 1.) Beginning at a point 1132 feet South and 828 feet East of the Northwest corner of said Lot 1; thence West 140 feet; thence North 124 feet; thence East 205 feet; thence South to the Northerly line of the State Highway; thence Westerly along said Northerly line to a point due South of the point of beginning; thence North to the point of beginning.
- 2.) Beginning at the Northwest corner of said Government Lot 1; thence South 0 deg. 03' East, 331.33 feet; thence East 690 feet; thence South 0 deg. 03' East, 296.67 feet to the true point of beginning; thence East 300 feet; thence South 0 deg. 03' East, 330.11 feet; thence West 300 feet; thence North 0 deg. 03' West to the true point of beginning; EXCEPT the East 95 feet of the South 5 feet of said tract.
- 3.) That portion conveyed to Sedro-Woolley School District No. 101, Skagit County, Washington, by Deed dated March 30, 1957, filed April 2, 1957, as Auditor's File No. 549403, and recorded in Volume 285 of Deeds, page 733, described therein as follows:

Beginning at the Northwest corner of said Government Lot 1; thence South 0 deg. 03' East along the West line of said subdivision, 331.34 feet; thence East parallel to the North line of said subdivision, 690 feet; thence South 0 deg. 03' East, 296.67 feet to the original Northwest corner of the David F. Morgan tract; thence continuing South 0 deg. 03' East, 330.11 feet to the true point of beginning; thence South 0 deg. 03' East, 49.89 feet; thence East 205 feet to the point of intersection with the existing fence line boundary between Stanley Janicki and Sedro-Woolley School District No. 101, extended Easterly; thence North 86 deg. 08' 30" East along the projection of said fence line boundary extended a distance of 95.21 feet to the East line of the original Morgan tract; thence North 0 deg. 03' West along said East line of said original Morgan tract 48.48 feet; thence West 95 feet; thence South 0 deg. 03' East 5 feet; thence West 205 feet to the point of beginning.

Return Address:

Connie K. Nims
P.O. Box 23
Sedro Woolley, WA 98284

AFFIDAVIT (LACK OF PROBATE)

The undersigned affiant/grantee CONNIE K. NIMS, being first duly sworn
Name of Affiant

deposes and states as follows: That they are a rightful heir as listed on heirs at law, to the real
property described below, and is spouse
Relationship to decedent

of ROBERT J NIMS, who died on 09-21-07
Decedent/Grantor Date

at SEURO-WOOLLEY SKAGIT WA
City County State

REAL PROPERTY SUBJECT TO THE AFFIDAVIT:

Abbreviated Legal Description:

Section 19, Township 35 North, Range 5 East; Ptn. Gov't Lot 1

Also see Exhibit "A" attached hereto

Assessor's Property Tax Parcel/Account Number: P39428, 350519-0-006-0007
(Attach full legal description of the property)

- Decedent left no Last Will and Testament.
- Decedent left a Last Will and Testament which HAS NOT been Probated or Revoked.

"Heirs at law" includes surviving spouse, children, adopted children, issue of
predeceased child or adopted child, parents, brothers and sisters of the decedent.
Affiant hereby identifies all heirs at law of the decedent: (use additional pages if
necessary)

CANNIE KAY NIMS

63 - WIFE P.O. Box 23, JEDRO-WOODLEY, WA 98284

Full name, age, relationship, address

LESLIE KAY NIMS - DAUGHTER

37 P.O. Box 23 JEDRO-WOODLEY, WA 98284

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Full name, age, relationship, address

Dated: 02-10-19

CONNIE KAY NIMS
Affiant's full name

360-856-4668
Telephone number

28881 OUTLOOK LN

JEDRO-WOOLLEY Street WA 98284
City State Zip Code

Connie Kay Nims 02-10-19
Signature Date

State of WA County of King

I know or have satisfactory evidence that Connie K. Nims
(name of person)

is the person who appeared before me, and said person acknowledged that (he/she) signed this affidavit and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this affidavit.

Dated: 2/10/19

Catherine Macchio
Signature of Notary Public

(SEAL OR
STAMP)

Residing at: Issaquah

Notary Public in and for the State of WA

My appointment expires: 9/5/21

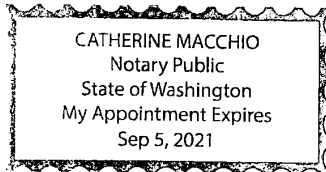


Exhibit A

LEGAL DESCRIPTION

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