

RETURN TO:
Patrick Hayden
PO Box 454
Sedro-Woolley, WA. 98284

202005010153
05/01/2020 03:40 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-1739
MAY 01 2020

Amount Paid \$ 171.71
By *MB* Skagit Co. Treasurer Deputy

DOCUMENT TITLE(S) (or transactions contained herein):

Quit Claim Deed

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

GRANTOR(S) (Last name, first name and initials):

1. Glacier View Ranch, a Washington General Partnership
2. Cunningham, Cheryl, a general partner
3. Cunningham, Cheryl, as PR of Estate of Robert J. Cunningham (a deceased general partner)
4. Cunningham, Cheryl, as Successor Trustee of the Robert J. Cunningham Living Trust dated 1/28/1998
5. Cunningham, Robert A., a general partner
6. Holmquist, Craig A., a general partner

GRANTEE(S) (Last name, first name and initials):

1. Cunningham, Cheryl, as PR of Estate of Robert J. Cunningham and as Successor Trustee of the Robert J. Cunningham Living Trust dated 1/28/1998

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

Lot 3 of Short Plat No. PL-06-1023, approved November 17, 2008 and recorded as AF# 200811180001, Records of Skagit County; together with easement over Liberty Bell Lane.

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

Tax Parcel No. P128062/351022-1-001-0300

ORIGINAL

QUIT CLAIM DEED

The Grantors, Glacier View Ranch, a Partnership, PO Box 153, Marblemount, WA. 98283, conveys and quit claims to Cheryl Cunningham, in her capacity as Personal Representative of the Estate of Robert J. Cunningham, deceased, Skagit County Superior Court Case No. 14-4-00112-6, and Cheryl Cunningham in her capacity as as Successor Trustee of the Robert J. Cunningham Living Trust dated January 28, 1998, the following described real estate, including any after-acquired interest of Grantor, situated in the County of Skagit, State of Washington:

That real property legally described as follows:

Lot 3 of Short Plat No. PL-06-1023, approved November 17, 2008 and recorded as Auditor's File No. 200811180001, records of Skagit County, Washington; being a portion of the NE 1/4 of the NE 1/4 of Section 22, Township 35 N, Range 10 E, W.M. Situated in Skagit County, Washington.

Property Address: Liberty bell Lane, Rockport, WA. 98263

Tax Parcel No. P128062 / 351022-1-001-0300

TOGETHER WITH a non-exclusive easement over Liberty Bell Lane as shown on the face of said Short Plat; and SUBJECT TO easements and encumbrances referenced in SWD, Exhibit B, AF202003060055.

This deed is given for purposes of distributing real property upon dissolution of the grantor Partnership, of which grantee is owner of a 90.33% interest.

DATED this 19 day of April, 2020.

GLACIER VIEW RANCH, A PARTNERSHIP

Robert A. Cunningham, Partner

Craig A. Holmquist, Partner

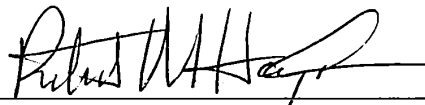
Cheryl Cunningham, Partner

Cheryl Cunningham, in her capacity as Personal Representative of the Estate of Robert J. Cunningham, deceased, Skagit County Superior Court Case No. 14-4-00112-6, and as Successor Trustee of the Robert J. Cunningham Living Trust dated January 28, 1998, PARTNER

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 21 day of April, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Cheryl A. Cunningham**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be her free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.

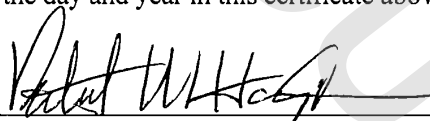


Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Print Name: Patrick M Hayden
My commission expires: 4.27.21

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 20 day of April, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Craig A. Holmquist**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.

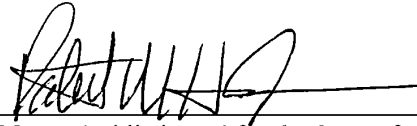


Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Print Name: Patrick M Hayden
My commission expires: 4.27.21

STATE OF WASHINGTON)
) ss.
COUNTY OF Cowlitz)

THIS IS TO CERTIFY that on this 19 day of April, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Robert A. Cunningham**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.



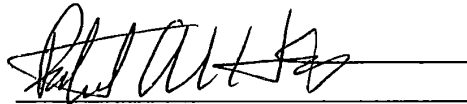
Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Print Name: Patrick M Hayden
My commission expires: 4.27.21

UNRECORDED PUBLIC DOCUMENT

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 20 day of April, 2020 **Cheryl A. Cunningham** signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Successor Trustee of the Robert J. Cunningham Revocable Living Trust, dated January 28, 1998**, together with any amendments and successions of trustee, and as the **Personal Representative of the Estate of Robert Joseph Cunningham, Skagit County Superior Court Cause No. 14-4-00112-6**, who was a general partner of Glacier View Ranch, a Washington Partnership, and acknowledged said instrument to be the free and voluntary act and deed and voluntary act and deed of said trust and estate, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.



Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Print Name: Patrick W. Hayden
My commission expires: 4.27.21



UNRECORDED PUBLIC DOCUMENT

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: ROBERT JOSEPH CUNNINGHAM <i>Deceased</i>	CASE NO. 14-4-00112-6 LETTERS TESTAMENTARY
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1.1 The last will of ROBERT JOSEPH CUNNINGHAM late of Skagit County was duly exhibited proven and recorded in this court on MARCH 28, 2014.

1.2 In that will CHERYL A. CUNNINGHAM named personal representative.

1.3 The personal representative has qualified.

SKAGIT COUNTY, WASH
FILED
MAR 28 2014
NANCY K. SCOTT, CO. CLERK
Deputy

II. CERTIFICATION

THIS IS TO CERTIFY THAT CHERYL A. CUNNINGHAM is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 28, 2014

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN DENTON, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

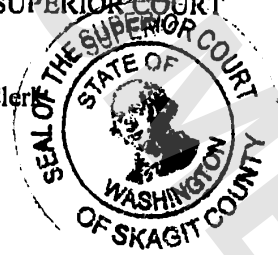
I, NANCY SCOTT, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MARCH 28, 2014.

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

DATED 4/23/2020 MELISSA BEATON

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Nancy Scott* Deputy Clerk



OK