



202101220085

01/22/2021 11:35 AM Pages: 1 of 8 Fees: \$108.50
Skagit County Auditor

After recording mail to:

Stiles Law Inc., P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro-Woolley, WA 98284

Grantors: Richard C. Tesarik & Cheryl A. Tesarik, sole heirs of the estate of George F. Miller & Gladys R. Miller

Grantees: Richard C. Tesarik & Cheryl A. Tesarik

Address: 1. 23343 Oakland Lane, Mount Vernon, WA 98274
2. 23340 Oakland Lane, Mount Vernon, WA 98274

Tax Parcel # 1. 3862-000-035-0000 / P62010
2. 3862-000-036-0108 / P62012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021 289
JAN 22 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

QUIT CLAIM DEED

The Grantors, RICHARD C. TESARIK & CHERYL A. TESARIK, as sole heirs of the ESTATE OF GEORGE F. MILLER & GLADYS R. MILLER, in accordance with the Lack of Probate Real Estate Affidavit recorded on 1/22/2021, under Auditor's File No. 202101220083, convey and quit claim to RICHARD C. TESARIK & CHERYL A. TESARIK, as their own 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 therein:

SEE LEGAL DESCRIPTION ATTACHED

Dated 1-19, 2021

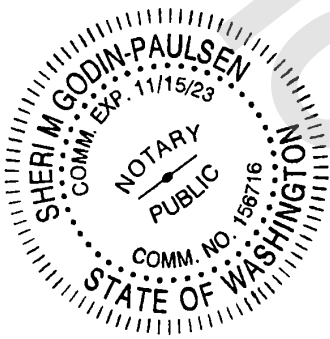
Richard C. Tesarik, heir of the Estate of George F. Miller & Gladys R. Miller, Grantor

Cheryl A. Tesarik, heir of the Estate of George F. Miller & Gladys R. Miller, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Richard C. Tesarik & Cheryl A. Tesarik** to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 19 day of January, 2021.



Sheri M. Godin-Paulsen
Notary Public in and for the State of Washington
residing at Clearlake WA
My appointment expires 11-15-23

UNOFFICIAL DOCUMENT

EXHIBIT A – LEGAL DESCRIPTION
23343 Oakland Lane – P62010

That portion of Tract 34 and 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 in said plat which lies N 77°35'E, as measured along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E to the shore of Big Lake as same existed on April 13, 1962; thence northerly along said shore of Big Lake, a distance of 152 feet to the point of beginning of this description; thence continuing along said shore of Big Lake, a distance of 80 feet; thence S 30°W, a distance of 110 feet, more or less, to the easterly line of an existing 20 feet private road as the same existed on April 13, 1962; thence southerly along the easterly line of said private road to a point which lies S 30°W from the point of beginning of this description; thence N 30°E, a distance of 110 feet, more or less, to the point of beginning of this description.

TOGETHER WITH Tract "B" described as: That portion of Tracts 34 and 35 of Big Lake Waterfront Tracts according to the plat thereof recorded in Volume 4 of Plats, Page 12, records of Skagit County, Washington described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E, along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet to a point on the line of ordinary high water of Big Lake; thence N 63°55'21" W along the approximate line of ordinary high water of Big Lake, a distance of 133.00 feet to the point of beginning of this description; thence continuing N 63°55'21"W along the line of ordinary high water, a distance of 19.00 feet; thence S 30°00'W, a distance of 70.00 feet; Thence S 63°55'21"E, a distance of 19.00 feet; thence N 30°00'E, a distance of 70.00 feet to the point of beginning of this description.

AND TOGETHER WITH Tract "C" described as: that portion of Tract 35 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Commencing at a point on the northerly line of the southerly half of Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 298.08 feet from the northwest corner of said southerly half of Tract 36; thence N 42°23'E, a distance of 96.89 feet, more or less, to a point on the line of Ordinary High Water of Big Lake; thence N 63°55'21" W along the approximate line of Ordinary High Water of Big Lake, a distance of 152.00 feet, more or less, to the northeast corner of that tract of land conveyed by C.J. Grey and

Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 30°00'W along the easterly line of said Smith tract, a distance of 70.00 feet to the point of beginning of this description; thence continuing S 30°00'W along the easterly line of said Smith tract, a distance of 34.38 feet to the southeast corner of said Smith tract; thence N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 20.99 feet; thence N 63°55'21"W, a distance of 19.00 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

EXCEPT any portion thereof lying north of the north line of the south 39 feet of said Tract 34.

Containing 12,125 square feet.

Situate in Skagit County, Washington.

**EXHIBIT B – LEGAL DESCRIPTION
23340 Oakland Lane – P62012**

That portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73 feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence S 30°00'W along the southeasterly line of said Eppig tract, a distance of 51.49 feet to a point on the curve of the northeasterly right of way line of that County Road known as West Big Lake Boulevard, at which point the tangent to said curve bears S 49°05'22"E; thence southeasterly along said curve, having a radius of 542.96 feet, an arc distance of 62.16 feet to County Engineers Station P.T. 83+27.40; thence S 55°38'56"E along said northeasterly right of way line of said County Road, a distance of 22.60 feet to County Engineers Station 83+50; thence N 34°21'04"E along said northeasterly right of way line of said County Road, a distance of 30.00 feet; thence S 55°38'56"E along said northeasterly right of way line of said County Road, a distance of 45.55 feet to the most westerly corner of said tract conveyed to Eldon DeMeyer; thence N 42°23' E along the northwesterly line of said tract conveyed to Eldon DeMeyer, a distance of 69.19 feet to the point of beginning of this description.

TOGETHER WITH that portion of Tract 35 and 36 of "Big Lake Waterfront Tracts", according to the plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, described as follows:

Beginning at a point on the northerly line of the southerly half of said Tract 36 of said plat, which point bears N 77°35'E along said northerly line, a distance of 211.34 feet from the northwest corner of said southerly half of Tract 36, and which point is on the northwesterly line of that certain tract conveyed to Eldon DeMeyer by C.J. Grey and Elizabeth Grey, husband and wife, by deed dated October 31, 1958 and recorded November 26, 1958 under AF#573383; thence N 55°38'56"W, a distance of 52.00 feet; thence N 30°00'E, a distance of 20.73

feet to a point on the southerly line of an existing 20 foot wide private road; thence S 82°13'54"W along the southerly line of said private road, a distance of 53.67 feet; thence N 84°57'30"W along the southerly line of said private road, a distance of 57.77 feet to a point on the southeasterly line of that certain tract conveyed to Joseph F. Eppig, jr. and Somja L. Eppig, his wife, by C.J. Grey and Elizabeth Grey, his wife, under real estate contract dated June 9, 1962 and filed June 11, 1962 under AF#622637; thence N 30°00'E along the southeasterly line of said Eppig tract, a distance of 22.06 feet to the northerly line of said existing 20 foot wide private road and which point is the southwesterly corner of that certain tract conveyed by C.J. Grey and Elizabeth Grey, his wife, to Helen H. Smith, a widow, by deed dated July 2, 1962 and recorded July 26, 1962 under AF#624342; thence S 84°57'30"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 46.21 feet; thence N 82°13'54"E along the northerly line of said 20 feet wide private road and the southerly line of said Helen H. Smith tract, a distance of 47.98 feet, more or less, to the southeast corner of said Helen H. Smith tract; thence continuing N 82°13'54"E, a distance of 23.98 feet; thence N 30°00'E, a distance of 3.2 feet; thence S 60°00'E, a distance of 60.22 feet; thence S 42°23'00"W, a distance of 57.61 feet to the point of beginning.

TOGETHER WITH AND SUBJECT TO right of way and easement over that 20 foot wide private road as it now exists across Tracts 34, 35 and 36 of said Plat, for access to that County Road known as West Big Lake Boulevard.

Containing 16,016 square feet.

Situate in Skagit County, Washington.