

When Recorded Please Return To:

LAWRENCE A. PIRKLE

P.O. Box 1788

Mount Vernon, WA 98273



202404050036

04/05/2024 11:21 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024-0154
APR 05 2024

Amount Paid \$ 0
By  Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

THE GRANTOR, JUDITH A. PEPPER, as Personal Representative of the Estate of RANDY C. PEPPER, under Skagit County Cause No. 21-4-00176-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, JUDITH A. PEPPER, a single person 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 therein.

Assessor's Parcel Numbers: P19010 (340102-0-005-0002) & P19011 (340102-0-005-0101)

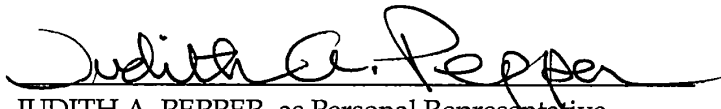
Abbreviated Legal Description: Portion of Government Lot 2, Section 2, Township 34 North, Range 1 East W.M.

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

Situate in the County of Skagit, State of Washington.

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

Dated this 4th day of April, 2024.

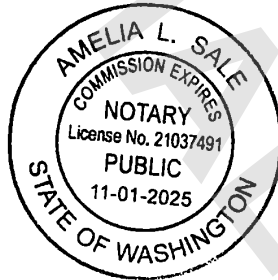

JUDITH A. PEPPER, as Personal Representative
of the Estate of RANDY C. PEPPER

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JUDITH A. PEPPER 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 Personal Representative of the Estate of RANDY C. PEPPER 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 4th day of April, 2024.

AMELIA L. SALE



Amelia L. Sale

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 11/1/25

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
04/26/2021**Estate of RANDY C PEPPER:**

No. 21-4-00176-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of RANDY C PEPPER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on April 26, 2021.
- 1.2 In that will JUDITH A PEPPER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 04/26/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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 Testamentary in the above-named case, which was entered of record on April 26, 2021.

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

DATED: 04/27/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

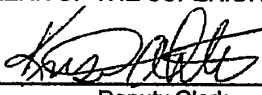
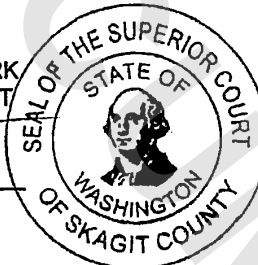

Deputy Clerk

EXHIBIT "A"

Assessor's Parcel Numbers: P19010 (340102-0-005-0002) & P19011 (340102-0-005-0101)

PARCEL "A":

The North 534.25 feet of Government Lot 2 Section 2, Township 34 North, Range 1 East W.M.

EXCEPT all property lying Westerly and Southwesterly of the Easterly and Northeasterly line of a strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof:
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description:
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof:
thence Northerly to the Northwest corner of said Government Lot 2;

Situate in the County of Skagit. State of Washington.

TOGETHER WITH a non-exclusive easement for ingress and egress and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof:
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description:
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof:
thence Northerly to the Northwest corner of said Government Lot 2.

Situate in the County of Skagit State of Washington.

PARCEL "B":

Government Lot 2 in Section 2, Township 34 North, Range 1 East W.M.;

EXCEPT the North 534.25 feet thereof and EXCEPT the West 249 feet thereof;

TOGETHER WITH a non-exclusive easement for ingress to and egress from, and installation and maintenance of a roadway and utility lines to serve the above described property over and along the following described strip of land:

A strip of land 40 feet in width, the Westerly and Southwesterly line of which is described as follows:

Commencing at a point on the West line of said Government Lot 2 a distance of 534.25 feet South of the Northwest corner thereof;
thence Easterly parallel with the North line of said Government Lot 2 a distance of 249 feet to the point of beginning of this line description;
thence Northwesterly to a point on the West line of said Government Lot 2 which is 200 feet Southerly of the Northwest corner thereof;
thence Northerly to the Northwest corner of said Government Lot 2.

Situate in the County of Skagit State of Washington.

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