



AFTER RECORDING, RETURN TO:

FURLONG ♦ BUTLER
ATTORNEYS

825 Cleveland Avenue
Mount Vernon Washington 98273

STATUTORY WARRANTY DEED

Grantor: SUSAN McINTIRE, Successor Trustee of the Valley View N & L Family Trust
dated August 22, 1990

Grantee: ROGER D. SHORT and SANDY SHORT, husband and wife

Reference Number(s) of Documents assigned or released: N/A

Assessor's Parcel/Tax I.D. Numbers: 21930/901224001
21983/901233002
21986/901233005
21989/901233008

Abbreviated Legal: Ptn E1/2 SE 22-29-1W & Ptns SW 23-29-1W

THE GRANTOR, SUSAN McINTIRE, Successor Trustee of the Valley View N & L Family Trust, dated August 22, 1990, for and in consideration of Ten Dollars (\$10) and other consideration in hand paid, conveys and warrants to **GRANTEE**, ROGER D. SHORT and SANDY SHORT, husband and wife, the following described real property:

Parcel A:

The South 1/2 of the Southwest 1/4 of Section 23, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, west of Center Road (County Road No. 18) as conveyed to Jefferson County by deeds recorded April 30, 1980 under Recording Nos. 265122, 265123 and 265125, all records of Jefferson County; EXCEPT that portion between the centerline of Chimacum Creek Irrigation and Drainage Ditch and County Road No. 18 (Center Road), south of the line which lies 500 feet south of the 1/16th section line on the north side of the South 1/2 of the Southwest 1/4 of said Section 23.

Parcel B:

That portion of the Southwest 1/4 of Section 23, Township 29 North, Range 1 West, W.M., described as follows:

Commencing at the west 1/4 corner of said Section 23, being a 5/8" rebar set in concrete;

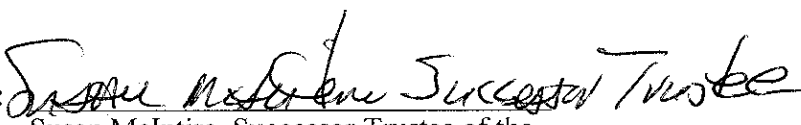
Thence South 01° 42' 00" West along the westerly section of said Section 23, a distance of 1,314.93 feet;
 Thence South 88° 19' 56" East, a distance of 1,601.10 feet to the Point of Beginning of this description;
 Thence North 02° 33' 34" East, a distance of 440.05 feet;
 Thence North 88° 19' 56" West, a distance of 599.78 feet to the easterly margin of the Chimacum Creek Irrigation and Drainage Ditch;
 Thence South 01° 30' 19" West along said easterly margin, a distance 378.99 feet;
 Thence South 03° 16' 13" West along said easterly margin, a distance of 61.04 feet;
 Thence South 88° 19' 56" East, a distance of 593.56 feet to the Point of Beginning.

Parcel C:

That portion of the East ½ of the Southeast ¼ of Section 22, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, east of West Valley Road as conveyed to Jefferson County by deed recorded November 3, 1977 under Recording No. 245797, records of Jefferson County, Washington; EXCEPT the North 21 acres of that portion of the Southeast ¼ of said Section 22, east of said West Valley Road; ALSO EXCEPT that portion within said road right-of-way; ALSO EXCEPT that portion as granted by Judgement Quieting Title to Real Property entered April 8, 2011 in Jefferson County Superior Court Cause No. 10-2-00009-6

All situate in the County of Jefferson, State of Washington.

GRANTOR:

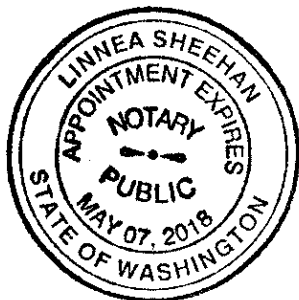
By: 
 Susan McIntire, Successor Trustee of the
 Valley View N & L Family Trust,
 dated August 22, 1990

Date 6/30/16

STATE OF WASHINGTON)
COUNTY OF Jefferson) ss.

On this day personally appeared before me Susan McIntire, Successor Trustee of the Valley View N & L Family Trust, dated August 22, 1990, known to me to be the person who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of June 2016.



Linnea Sheehan
Printed Name: Linnea Sheehan
Notary Public in and for the state of
Washington, residing at Port Lullow
My commission expires: May 7, 2018

630034 PGS:2 QCD

01/27/2020 11:29 AM \$104.50 FIRST AMERICAN TITLE
Jefferson County WA Auditor's Office - Rose Ann Carroll, Auditor

641920 PGS:3 QCD

03/09/2021 11:18 AM \$105.50 FIRST AMERICAN TITLE
Jefferson County WA Auditor's Office - Rose Ann Carroll, Auditor



After recording, return to (Name, Address, Zip):

Sandy and Roger Short
1720 Center Road
Chimacum, Washington 98325

QUITCLAIM DEED (Statutory Form)

Grantor(s): Roger D. Short
Grantee(s): Roger Dean Short Sandy Stieber Goatz Short
Abbreviated Legal Description: PTNS 23 x 26 x 29 - 1W
Assessor's Property Tax Parcel or Account No: 901262002/901233010/901262003
Reference No(s) of Documents Assigned or Released: _____


Roger Dean Short, Grantor,
for and in consideration of to create community property

conveys and quitclaims to
Roger Dean Short and Sandy Stieber Goatz Short, Grantee,
all right, title and interest in the following described real estate, situated in _____
County, State of Washington, together with all after acquired title of the Grantor therein:

~~-x Re-record to correct legal -x~~
See full legal attached

DATED Roger Dean Short _____ 1-24-2020

STATE OF WASHINGTON, County of _____
I certify that I know or have satisfactory evidence that Roger D. Short ss.
_____ is/are the individual(s) who appeared before me, and who
acknowledged that he/she/it is the grantor and acknowledged it to be his/her/their free and voluntary act
for the uses and purposes mentioned in the instrument.

DATED 1-24-2020 _____

[Signature]
Notary Public for Washington
My appointment expires 10-1-22

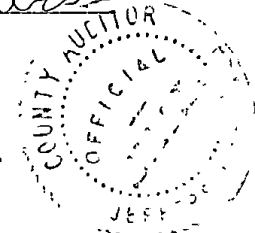
PUBLISHER'S NOTE: If a corporate grantor, complete and attach Form No. 69, Corporate Acknowledgment.

Form No. 289 - Quitclaim Deed (Statutory Form) ES
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NO PART OF ANY WASHINGTON LEGAL BLANK FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

I, ROSE ANN CARROLL, Auditor of Jefferson County, Washington, do hereby certify
that this instrument is a full, true and correct copy of the record on file in my
office, WITNESS my hand and official seal this 25th day of February, 2020

927028 133858 #1/27/2020 10.00*

ROSE ANN CARROLL
By Jessie Charis
Deputy
Port Townsend, Washington



Sandy and Roger Short
1720 Center Road
Chimacum, Washington

abbreviated legal

901262002

S26 T29 R1W NW 1/4 (SPTNSE of CO RD + W of valley
Ridge line) SUBJ/CONS EASE# 125752

901233010

S23 T29 R1W S 1/2 SW (between CO RD + Creek
LESS N 500' LESS R/W SUBJ/CONS EASE# 125752

901262003

S 26 T 29 R1W NW 1/4 (W of valley ridge line)
SUBJ/CONS EASE# 125752

full legal > see attached

~~901262002~~

~~that portion of NW 1/4 of sec 26, T 29, R1W, East of
the center line of Chimacum Creek and West of county road
no. 18~~

~~901233010~~

~~that portion of the S 1/4 SW 1/4 of sec. 23, T 29, R1W be-
ween center line of Chimacum Creek and county road
no. 18, south of a line 500 feet south of 1/16 section line
on north side of SW 1/4 of sec 23, T 29, R1W~~

~~901262003~~

~~that portion of W 1/2 of NW 1/4 of sec 26, T 29, R1W,
west of the center line of Chimacum Creek~~

APN 901 262 003

That portion of the West ½ of the Northwest ¼ of Section 26, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, west of the centerline of Chimacum Creek Irrigation Ditch

APN 901 262 002

That portion of the Northwest ¼ of Section 26, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, east of the centerline of Chimacum Creek Irrigation Ditch and west of County Road No. 18 as conveyed to Jefferson County by deed recorded March 20, 1958 under Recording No. 156959, records of Jefferson County, Washington.

APN 901 233 010

That portion of the South ½ of the Southwest ¼ of Section 23, Township 29 North, Range 1 West, W.M., Jefferson County, Washington, between the centerline of Chimacum Creek Irrigation and Drainage Ditch and County Road No. 18 (Center Road) as conveyed to Jefferson County by deeds recorded April 30, 1980 under Recording Nos. 265122, 265123 and 265125, all records of Jefferson County, Washington; and south of a line 500 feet south of the 1/16th section line on the north side of the Southwest ¼ of said Section 23

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IN SUPERIOR COURT
JEFFERSON COUNTY CLERK

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF JEFFERSON

NORRIS LEE SHORT and BONNIE
JEANETTE SHORT, husband wife, and the
marital community comprised thereof,
Plaintiffs,

NO. 10 2 00009 6

JUDGMENT QUIETING TITLE
TO REAL PROPERTY

-vs-

SUSAN McINTIRE, as Trustee of the
VALLEY VIEW N. & L. FAMILY TRUST
dated August 22, 1990,
Defendant.

I. JUDGMENT SUMMARIES

1.1. MONEY JUDGMENT SUMMARY

Does not apply.

1.2 REAL PROPERTY JUDGMENT SUMMARY

Judgment in favor of:

NORRIS LEE SHORT and BONNIE
JEANETTE SHORT, husband wife, and the
marital community comprised thereof

Judgment against:

SUSAN McINTIRE, as Trustee of the
VALLEY VIEW N. & L. FAMILY TRUST
dated August 22, 1990

Assessor's Tax Parcel Nos.

901-224-005
901-224-001

Attorney for Plaintiff
Attorney for Defendant

PEGGY ANN BIERBAUM, WSBA#21398

PRO SE
PEGGY ANN BIERBAUM
Attorney at Law
800 B Polk Street
Port Townsend, WA 98368
(360) 379-9115

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END OF SUMMARIES

This matter came before the Court on Plaintiffs' motion for entry of default judgment against Defendant SUSAN McINTIRE, as Trustee of the VALLEY VIEW N. & L. FAMILY TRUST dated August 22, 1990 quieting title to real property.

The Court considered the pleadings filed in this action, the declaration of Plaintiffs' counsel, and the order of default entered on _____ [date].

Based on the above, Judgment is entered as follows:

JUDGMENT

It is hereby ORDERED, ADJUDGED AND DECREED that:

Title is quieted in Plaintiffs to that portion of the real property legally described as:

The portion of the East 1/2 of the Southeast quarter of Section 22, Township 29 North, Range 1 West, Willamette Meridian, lying East of West Valley Road.

Except Tax # 117 and except Tax # 17.

DATE: 4/8/11



JUDGE/COMMISSIONER

Presented by:



PEGGY ANN BIERBAUM, WSBA#21398
Attorney for Plaintiffs

149179

19178
QUIT CLAIM DEED

W. H. Short et ux.
to
Norris W. Short, et al

~~W. H. Short et ux.~~
~~to~~
~~Norris W. Short, et al~~
~~May 23 1956~~
~~to~~
~~Johnnie D. Short~~

Mail to
Johnnie Short
Chenaman

Send Tax Statement to

Quit Claim Deed

THE GRANTORS W. H. Short and Loda M. Short, husband and wife
for and in consideration of one dollar and other considerations
convey and quit claim to Norris W. Short and Laura L. Short, husband and wife
the following described real estate, situated in the County of Jefferson
State of Washington:

SALE MADE PRIOR TO MAY 1, 1951

Form 4
**NO REAL ESTATE
SALES TAX REQUIRED**

The East 1/2 of the Southeast 1/4 of Section 22; the South 1/2 of the Southwest 1/4 of Section 23 and the Northwest 1/4 of the Northwest 1/4 of Section 26; ALSO
All that portion of the West 1/2 of the Southeast 1/4 of Section 22 which lies East of the highway as now established and known as the West Valley Road; ALSO all that portion of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 23, which lies West of the road as it is now established and known as the Chinacum-Quilcene road; all being in Township 29 North, Range 1 West of the Willamette Meridian; EXCEPTING THEREFROM the rights of way of the present county roads known as the Chinacum-Quilcene and West Valley roads, respectively;
ALSO EXCEPTING from the above described real property that portion thereof condemned for a drainage canal.

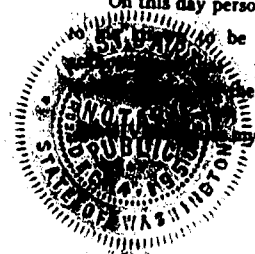
This deed is given to fulfill a real estate contract dated June 28, 1947 between the parties hereto inter alia.

Dated this 5th day of January, 1956

W. H. Short (SEAL)
Loda M. Short (SEAL)

STATE OF WASHINGTON,
County of Jefferson

On this day personally appeared before me W. H. Short, Loda M. Short, they be the individuals described in and who executed the within and foregoing instrument, and they signed the same as their free and voluntary act and deed, for the herein mentioned.



My hand and official seal this 5th day of January, 1956

Notary Public in and for the State of Washington
residing at

FILED

10 JAN -5 PM 2:51

JEFFERSON COUNTY
RUTH GORDON, CLERK

ZZ-29-1W
SE (31)

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF JEFFERSON

NORRIS LEE SHORT and BONNIE
JEANETTE SHORT, husband wife, and the
marital community comprised thereof,
Plaintiffs,

NO. 10-2-00009-6

-vs-

COMPLAINT TO QUIET TITLE TO
REAL PROPERTY

SUSAN McINTIRE, as Trustee of the
VALLEY VIEW N. & L. FAMILY TRUST
dated August 22, 1990,
Defendant.

COME NOW Plaintiffs, NORRIS LEE SHORT and BONNIE JEANETTE SHORT,
husband and wife, and the marital community comprised thereof, and for their cause of action
against Defendants, allege that:

I. PARTIES

1.1 Plaintiffs. Plaintiffs Norris Lee Short and Bonnie Jeanette Short are now and were at all
times herein mentioned husband and wife living together as such in Jefferson County,
Washington.

1.2 Defendant. Defendant Susan McIntire is now and was at all times a resident of Jefferson
County, Washington. Defendant Susan McIntire is the Successor Trustee of the Valley View N.
& L. Family Trust dated August 22, 1990.

II. JURISDICTION AND VENUE

This court has jurisdiction and venue because this action involves quieting title to certain

PEGGY ANN BIERBAUM
Attorney at Law
800 B Polk Street
Port Townsend, WA 98368
(360) 379-9115

9e

1 real property located in Jefferson County, Washington.

2 **III. CAUSE OF ACTION**

3 3.1 Plaintiffs own real property located in Jefferson County, Washington legally
4 described as:

5 The portion of the West 1/2 of the Southeast 1/4 of Section 22, Township 29 North,
6 Range 1 West of the Willamette Meridian, East of West Valley Road, except Tax #17;
7 less road right-of-way, situated in Jefferson County, Washington.

8 Subject to a Road Easement crossing the parcel, which benefits the neighboring parcels to
9 the East, also subject to Conditions, Covenants, and Restrictions of Record.

10 Assessor's Tax Parcel No. 901-224-005

11 3.2 Defendant Susan McIntire, as Trustee of the Valley View N. & L. Family Trust,
12 owns real property located in Jefferson County, Washington legally described as:

13 The portion of the East 1/2 of the Southeast quarter of Section 22, Township 29
14 North, Range 1 West, Willamette Meridian, lying East of West Valley Road.

15 Except Tax # 117 and except Tax # 17. ~~Lots 2 and 4, less the East 46 feet of each~~
16 ~~in Block 20 of Plummer's Addition to the City of Port Townsend, as per Plat~~
17 ~~recorded in Volume 1 of Plats, on page 34, records of Jefferson County,~~
18 ~~Washington.~~

19 Assessor's Tax Parcel No. 901-224-001

20 3.3 The real property owned by Defendant McIntire described in Paragraph 3.2 above
21 is adjacent to and is situated directly to the north and to the ~~west~~ of the real property owned by
22 Plaintiffs described in Paragraph 3.1. ~~EAST~~

23 3.4 For more than ten years preceding this action, Plaintiffs and their predecessors in
interest have had open, notorious, continuous and hostile possession of a portion of the real
property lying east of the surveyed boundary line as depicted in Exhibit A attached hereto and
incorporated herein. Plaintiffs and their predecessors in interest built and maintained a barn and
horse corral in that portion of Defendant's property and have otherwise maintained the disputed
property in a manner inconsistent with Defendant's claim of ownership.

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Attorney at Law
800 B Polk Street
Port Townsend, WA 98368
(360) 379-9115

1 STATE OF WASHINGTON)
2 COUNTY OF JEFFERSON) ss
3)

4 BONNIE JEANETTE SHORT, being first duly sworn on oath, deposes and says:

5 I am one of the Plaintiffs in the above-entitled action; I have read the foregoing
6 complaint, know the contents thereof and believe the same to be true, except those matters
7 therein stated upon information and belief, and as to those matters I believe them also to be true.

8 DATED: 9-4-09

Bonnie Jeanette Short
9 BONNIE JEANETTE SHORT

10 SUBSCRIBED AND SWORN TO before me this 4th day of September, 2009.



11 Lisa M Hansen
12 NOTARY PUBLIC in and for the State of
13 Washington
14 Residing at: PORT TOWNSEND
15 My Commission Expires: 6/6/2010

9h