



RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

ELIZABETH A. SCHERMER
8406 6th AVE NW
SEATTLE, WA 98117

QUITCLAIM DEED

State of Washington, County of Island

THIS QUITCLAIM DEED, executed this 31st day of March, 2025, by ELIZABETH A. SCHERMER, an unmarried individual, as Grantor, successor in interest to U.S. Land Patent Account No. 4211, issued March 7, 1892, to ELIZABETH A. SCHERMER, an unmarried individual, as Grantee.

WHEREAS, the Grantor asserts and claims lawful title as the sole successor in interest to the original grantee, DAVID FRANKLIN, under U.S. Land Patent Account No. 4211, issued by the United States of America on March 7, 1892, vesting fee simple title as confirmed by *Bagnell v. Broderick*, 209 U.S. 393 (1908), which holds that a patent conveys the full legal title upon issuance; and

WHEREAS, said patent constitutes the highest evidence of title, conclusive against the United States and all subsequent claimants under junior patents or titles, as established in *U.S. v. Stone*, 69 U.S. (2 Wall.) 525 (1864); and

WHEREAS, the Grantor seeks to clear, confirm, and perfect said title by this instrument, resolving any clouds, ambiguities, or defects in the chain of title arising from the passage of time since the patent's issuance, without intent to sell, convey, or transfer ownership to any other party;

NOW, THEREFORE, the Grantor, for no monetary consideration or other valuable exchange, but solely to clear and perfect title as successor to the aforesaid patent, does hereby REMISE, RELEASE, AND QUITCLAIM unto the Grantee all right, title, claim, and interest in and to the following described real property, situated in the County of Island, State of Washington:

Lots numbered Three (3) and Four (4), and the Southwest Quarter of the Northwest Quarter (SW¼ NW¼) of Section Four (4), and Lot numbered One (1) of Section Five (5), all in Township

Twenty-Nine North (T29N), Range Three East (R3E) of the Willamette Meridian, situated in Island County, State of Washington, containing one hundred seventy-one and thirty hundredths (171.30) acres, more or less.

TOGETHER WITH all tenements, hereditaments, and appurtenances thereto belonging or in any wise appertaining, as vested by said patent and immune from collateral attack per *Collins v. Bartlett*, 44 Cal. 371 (1872), and related authorities.

This Quitclaim Deed is executed solely to affirm and perfect the Grantor's title as Grantee under the federal patent, qualifying for exemption from the real estate excise tax pursuant to WAC 458-61A-215(1), as no consideration passes and no addition to title occurs beyond the Grantor/Grantee herein.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on the date first above written.

Dated: March 31, 2025

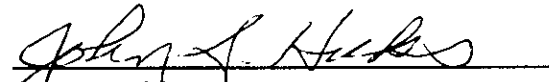


ELIZABETH A. SCHERMER, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 31st day of March, 2025, before me, a Notary Public in and for the State of Washington, personally appeared ELIZABETH A. SCHERMER, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.



Notary Public

Printed Name: JOHN S. HICKS

My Commission Expires: 9/1/25

