



201708040001

Skagit County Auditor

\$76.00

8/4/2017 Page

1 of

3 8:41AM

Return Address:  
Alan R. Souders  
Attorney at Law  
Post Office Box 1950  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173616  
AUG 04 2017

Amount Paid \$0  
Skagit Co. Treasurer  
By *hmn* Deputy

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF JACK E. HILL**

GRANTEE: THOMAS J. HILL

ABBREVIATED LEGAL DESCRIPTION: See below

ASSESSOR'S TAX/PARCEL NUMBERS: P55888 / 3772-139-020-0002

**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

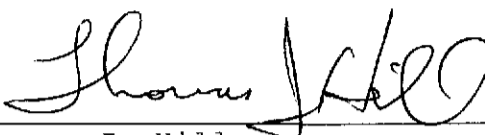
THE UNDERSIGNED Grantor, Thomas J. Hill, in his capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Jack E. Hill, deceased, said Estate being the owner of the below described property, and said Estate being probated under Skagit County Probate Cause Number 17-4-00165-1, and the Grantor acting not in his individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Thomas J. Hill, in his individual capacity, the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

Lots 19 and 20 in Block 139, map of the City of Anacortes, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County; together with that portion of that certain strip of land in Section 13, Township 35 North, Range 1, designated on said plat as "reserved a right of way for the Seattle and Northern Railway" abutting on said lots 19 and 20 and lying between the Northerly extension of the East line of Lot 20 and the Northerly extension of the West line of Lot 19 and lying South of a line which is parallel to and 10 feet Southerly, measured at right angles, from the center line of the most southerly track of the Great Northern Railway Company, as located and existing upon said strip of land on October 30, 1940;

The Grantor expressly limits the covenants of this Personal

Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 2<sup>nd</sup> day of August, 2017.



Thomas J. Hill  
Personal Representative of the Estate  
Of Jack E. Hill, Deceased

STATE OF WASHINGTON     )  
   : ss  
COUNTY OF SKAGIT     )

On this day personally appeared before me Thomas J. Hill, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of Jack E. Hill deceased, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 2<sup>nd</sup> day of August 2017.



Julia Ann James  
Notary Public in and for the State of  
Washington, residing at Mount Vernon.  
My appointment expires January 19, 2018

UNOFFICIAL DOCUMENT

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

ESTATE OF:  JACK E. HILL  Deceased	CASE NO. 17-4-00165-1  LETTERS TESTAMENTARY
--	---

1.1 The last will of JACK E. HILL late of Skagit County was duly exhibited proven and recorded in this court on APRIL 18, 2017.

1.2 In that will THOMAS J. HILL named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT THOMAS J. HILL is authorized by this court to execute the will of the above decedent according to law.

DATED APRIL 18, 2017

MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS E. BETZ, 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 18, 2017.

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

DATED 4/19/17 MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

