# 201904240022

When Recorded Please Return To: LAWRENCE A. PIRKLE PO Box 1788 Mount Vernon, WA 98273 (360) 336-6587

04/24/2019 12:46 PM Pages: 1 of 4 Fees: \$102.00 Skagit County Auditor

### **QUIT CLAIM DEED**

THE GRANTOR, ANDREA SUE ZEHM, as Personal Representative for the Estate of RONALD C. SPRAGG, under Skagit County Probate No. 19-4-00079-29, for and in consideration of distribution of estate, (WAC 458-61A-202 (6)(f)), conveys and quit claims to GRANTEE, ANDREA SUE ZEHM, 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 No: P66241 3934-000-008-0007

Abbreviated Legal Description:

Ptn Lot 7, All of Lot 8, Kallstrom's View Moore Plat TGW Vac St & Alley. More fully described on Exhibit "A" and incorporated herein by this reference.

Situate in Skagit County, Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated the 22 mp day of April 2019.

ANDREA SUE ZEHM,

Personal Representative for the Estate of RONALD C. SPRAGG

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2019 1484 APR 24 2019

Amount Paid \$\iftrac{1}{2}\$
Skagit Co. Treasurer
By Men Deputy

| STATE OF WASHINGTON | ) |    |
|---------------------|---|----|
|                     | ) | SS |
| COUNTY OF SKAGIT    | ) |    |

OF WASH

I certify that I know or have satisfactory evidence that ANDREA SUE ZEHM 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 RONALD C. SPRAGG Estate 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 22 day of April 2019.

LAWRENCE A. BIRKLE

NOTARY PUBLIC in and for the State of Washington Residing at Mount Vernon

My Commission Expires: <u>5/7/19</u>

#### EXHIBIT "A"

Assessor's Parcel No: <u>P66241</u> <u>3934-000-008-0007</u>

Lot 8 "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 8, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Sunrise Street thereto, which attached by operation of law and Final Order of vacation as recorded January 25, 2002, under Skagit County Auditor's File No. 200201250014.

AND TOGETHER WITH that portion of Lot 7, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," approved on October 3, 1960 and recorded on October 3, 1960, under Auditor's File No. 599420, records of Skagit County, Washington; being a portion of Section 4, Township 33 North, Range 3 East, W>M. and being more particularly described as follows:

Beginning at the NW corner of said Lot 7;

Thence North 89 degrees 53'47" East a distance of 170.00 feet to the NE corner of said Lot 7;

Thence South 79 degrees 54' 01" West a distance of 109.56 feet; Thence North 73 degrees 04'35" West a distance of 64.95 feet to the point of

beginning.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

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

FILED Skagit County Clerk Skagit County, WA 03/07/19

| Estate of RONALD C SPRAGG: | No. 19-4-00079-29    |
|----------------------------|----------------------|
|                            | LETTERS TESTAMENTARY |
|                            | I. BASIS             |

- 1.1 The last will of RONALD C SPRAGG late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 07, 2019.
- 1.2 In that will ANDREA SUE ZEHM is named personal representative.
- 1.3 The personal representative has qualified.

#### **II. CERTIFICATION**

THIS IS TO CERTIFY THAT ANDREA SUE ZEHM is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 7th day of March, 2019.

**MELISSA BEATON** COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS

I, MELISSA BEATON, 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 March 07, 2019.

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

DATED: March 07, 2019

MELISSA BEATON

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT