



202107200057

07/20/2021 09:29 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3276
JUL 19 2021

Amount Paid \$ 0
By Skagit Co. Treasurer Deputy
JC

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): David Scott Ledford, Personal Representative of the
Estate of Charles William Ledford
Grantee(s): David Scott Ledford
Abbreviated Legal: Lots 15-19, Blk 4, Marengo Addition to Baker
Assessor's Tax Parcel #: P70635 / 4051-004-019-0001

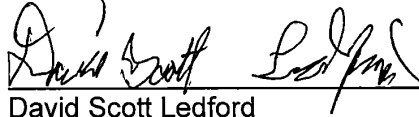
PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, David Scott Ledford, is the duly appointed, qualified and acting personal representative of the Estate of Charles William Ledford, deceased.
2. **ESTATE.** Charles William Ledford died on September 26, 2020. On October 13, 2020 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 20-4-00423-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on October 13, 2020 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Charles William Ledford was interest in the real property described as follows:

LOTS 15, 16, 17, 18 AND 19 IN BLOCK 4, MARENGO ADDITION TO
BAKER, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE
97, RECORDS OF SKAGIT COUNTY, WASHINGTON.
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to David Scott Ledford the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: July 13, 2021.

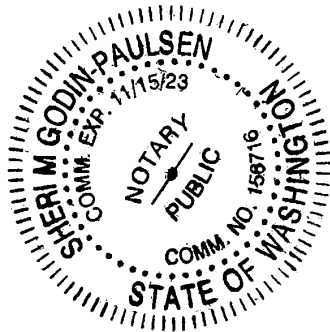


David Scott Ledford
Personal Representative of the Estate of
Charles William Ledford, deceased, and not in
his individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 13 day of July, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared David Scott Ledford, to me known to be the individual who signed as Personal Representative of the Estate of Charles William Ledford, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.





NOTARY PUBLIC in and for the
State of Washington
residing at: Clearlake
My appointment expires: 11.15.23

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
10/13/2020

Estate of CHARLES WILLIAM LEDFORD:	No. 20-4-00423-29 LETTERS TESTAMENTARY
---	---

I. BASIS

- 1.1 The last will of CHARLES WILLIAM LEDFORD late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 13, 2020.
- 1.2 In that will DAVID SCOTT LEDFORD is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DAVID SCOTT LEDFORD is authorized by this court to execute the will of the above decedent according to law.

DATED 10/13/2020.

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 October 13, 2020.

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

DATED: 10/15/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

