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07/20/2021 01:49 PM Pages: 1 of 4 Fees: \$108.50
Skagit County Auditor

Jones Butler Dolan, PS
P. O. Box 2784
Mount Vernon, WA 98273
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2247
JUL 16 2021

Amount Paid \$
Skagit Co. Treasurer
By *MLJ* Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Diane Marie Southworth, by and through Robert J. Hallberg, Personal Representative.

GRANTEE: Robert Hallberg, a single man, as his separate property.

ADDRESS: 1746 Grand Avenue
Mount Vernon, WA 98274

PARCEL NUMBER: P126025 / 4922-000-042-0000

LEGAL DESCRIPTION: Lot 46, BIG FIR NORTH P.U.D. PHASE 1, according to the plat thereof, recorded March 23, 2007 under Auditor's File No. 200703230073, records of Skagit County, Washington

Situating in Skagit County, Washington

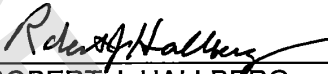
SUBJECT TO: Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any.

REFERENCE: 201011150247

1. **Grantor.** Robert J. Hallberg, as the duly appointed, qualified, and acting Personal Representative of the Estate of Diane Marie Southworth, deceased.
2. **Grantee.** Robert J. Hallberg, a single man, as his separate property.
3. **Decedent's Estate.** Diane Marie Southworth died testate on May 31, 2020. Grantor was appointed as Personal Representative of the Estate of Diane Marie Southworth in the State of Washington, Superior Court for Skagit County, No. 20-4-00256-29, on July 1, 2020. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of Letters Testamentary is attached hereto as Exhibit A.
4. **Will Provision.** Article IV of the Last Will & Testament of Diane Marie Southworth provides that Decedent's interest in the above described real property shall be distributed to Robert J. Hallberg.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described above, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Diane Marie Southworth.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Robert J. Hallberg, a single man, as his separate property, pursuant to the Last Will & Testament of Diane Marie Southworth, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at their death.
8. **Limitations of Covenants.** Grantor expressly limits, for himself and his successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This 14th day of July, 2021.

ESTATE OF DIANE MARIE SOUTHWORTH




ROBERT J. HALLBERG
Personal Representative

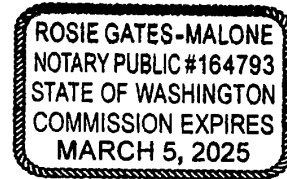
STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Robert J. Hallberg is the person who appeared before me, and he acknowledged that he was authorized to execute this instrument as Personal Representative of the Estate of Diane Marie Southworth, and stated that he executed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 14th day of July, 2021.



ROSIE GATES-MALONE
Notary Public
In and for the State of Washington
My appointment expires: 03-05-2025



20-4-00256-29
LTRTS 9
Letters Testamentary
8429286



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
06/30/2020

Estate of DIANE MARIE SOUTHWORTH:	No. 20-4-00256-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of DIANE MARIE SOUTHWORTH late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 30, 2020.
- 1.2 In that will ROBERT J HALLBERG is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 06/30/2020.

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 June 30, 2020.

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

DATED: 7/20/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

