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Skagit County Auditor

Jones Butler Dolan, PS
P. O. Box 458
Stanwood, WA 98292
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-598
FEB 18 2022

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

PERSONAL REPRESENTATIVE'S DEED

GRANTORS: Estate of Catherine N. Herdt, by and through W. Gary Herdt, Personal Representative, and W. Gary Herdt, in his individual capacity.

GRANTEE: W. Gary Herdt, Trustee of the Herdt Exempt Family Trust, dated February 17, 2022.

PARCEL NUMBERS: P59497 (3822-000-096-0005)
P60204 (3830-000-113-0004)

ABBREVIATED LEGALS: SKYLINE 6 LOT 96; and
SKYLINE NO. 17 – CONDOMINIUM LOT 113 .6529%

Situated in Skagit County, Washington.

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

REFERENCE: 7904030054

1. **Grantors.** W. Gary Herdt, as the duly appointed, qualified, and acting Personal Representative of the Estate of Catherine N. Herdt, deceased, and W. Gary Herdt, in his individual capacity.
2. **Grantee.** W. Gary Herdt, as Trustee of the Herdt Exempt Family Trust, dated February 17, 2022.
3. **Decedent's Estate.** Catherine N. Herdt died testate on May 22, 2021. Grantor was appointed as Personal Representative of the Estate of Catherine N. Herdt in the State of Washington, Superior Court for Skagit County, No. 21-4-00452-29, on October 6, 2021. 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 3 of the Last Will & Testament of Catherine N. Herdt provides that Decedent's interest in the real property described in Exhibit B may be distributed to the Herdt Exempt Family Trust.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's community one-half (1/2) interest in the real property described in Exhibit B, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Catherine N. Herdt.
7. **Conveyance of Decedent's Community One-Half (1/2) Interest in Community Property.** Grantor, in his capacity as Personal Representative of the Estate, conveys, grants and quitclaims to W. Gary Herdt, as Trustee of the Herdt Exempt Family Trust, pursuant to the Last Will & Testament of Catherine N. Herdt, all of the community property interest of Decedent's estate in the real property described in Exhibit B, 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 her death.
8. **Conveyance of W. Gary Herdt's Community One-Half (1/2) Interest in Community Property.** Grantor, in his individual capacity, confirms that he is the owner of an undivided community one-half (1/2) interest in the real property described in Exhibit B, and conveys, grants and quit claims to Grantee his entire interest in the said real property.
9. **Confirmation of Ownership Interest.** As the result of the conveyances set forth above, it is acknowledged and confirmed that the Grantee owns an undivided one hundred percent (100%) of the real property described in this Deed.

EXHIBIT B - Legal Description:

PARCEL "A"

Tract 113 of "SKYLINE NO. 17", as per plat recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, Washington.

PARCEL "B"

An undivided .6529 percentage interest in the land lying within the plat of "SKYLINE No. 17", as per plat recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, Washington: EXCEPT that portion thereof lying within Lots 1 and 142, inclusive, of said plat.

PARCEL "C"

Tract 96, "SKYLINE DIVISION NO. 6" as per plat recorded in Volume 9 of plats, pages 64 through 67, records of Skagit County, Washington.