## 202206270103

05/27/2022 03:45 PM Pages: 1 of 2 Fees: \$204.50 Skapit County Auditor

RETURN RECORDED DOCUMENT TO: Mr. William E. Davis Leavy Schultz Davis, P.S. 2415 West Falls Avenue Kennewick, WA 99336

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2022 Z&37

JUN 27 2022

Amount Paid \$ - Skagit Co. Treasurer
By Deputy

## PERSONAL REPRESENTATIVE'S DEED

Grantor(s):

CATHERINE C. FREDERICKS, Personal Representative of THE

ESTATE OF JAMES W. FREDERICKS, deceased

Grantee(s):

CATHERINE C. FREDERICKS, a single person

Abbreviated Legal:

Lot 11, Assessor's Plat of Sunnyside Big Lake Tracts

(For Full Legal See Below)

Assessor's Tax Parcel No. Po

P69882

THE GRANTOR, CATHERINE C. FREDERICKS, Personal Representative of THE ESTATE OF JAMES W. FREDERICKS, deceased, in consideration of settlement of the abovenamed decedent's estate, conveys and quit claims to CATHERINE C. FREDERICKS, a single person, the following-described real estate situated in Skagit County, Washington:

Tract 11, "ASSESSOR'S PLAT OF SUNNYSIDE BIG LAKE TRACTS", according to the plat recorded in Volume 9 of Plats, page 13, records of Skagit County, Washington.

Together with that portion of the 140 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northwesterly and Southeasterly through Government Lot 1 of Section 7, Township 33 North, Range 5 East Willamette Meridiam, which lies between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 11 "Assessor's Plat of Sunnyside Big Lake Tracts Skagit County, Washington," as per plat recorded in Volume 9 of Plats, Page 13, records of Skagit County, Washington.

All subject to and together with easements, reservations, restrictions, covenants, lands, leases, court causes, and other instruments of record.

Note Assessor's records refer to Lot 11 rather than Tract 11.

## Parcel No. P69882

Decedent died on the 18<sup>th</sup> day of January, 2022, and the above-named personal representative was confirmed as personal representative of the Last Will and Testament on the 8<sup>th</sup> day of February, 2022, and ever since the above-named personal representative has been and now is the duly appointed, qualified and acting personal representative thereof.

This deed is given to fulfill the intentions of the said decedent as declared in the Last Will and Testament and is made pursuant to an Order of Solvency entered the 8<sup>th</sup> day of February, 2022, in the matter of The Estate of James W. Fredericks, deceased, filed under No. 22-4-00099-03, the Superior Court of Benton County, Washington.

DATED this 7 day of June, 2022.

\*\*CATHERINE C. FREDERICKS, Personal Representative\*\*

STATE OF WASHINGTON )

) ss.

COUNTY OF BENTON

This certifies that on this day of \_\_\_\_\_\_, 2022, personally appeared before me CATHERINE C. FREDERICKS, Personal Representative of The Estate of James W. Fredericks, deceased, to me known to be the individual who executed the foregoing instrument and acknowledged the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned, acknowledging the same in his/her capacity as such personal representative.

PUDIC OF MANAGEMENT OF THE OF

NOTARY PUBLIC in and for the State of

Washington ) residing at English

NAME OF NOTARY PUBLIC (TYPE OR PRINT)

My Appointment Expires: 11 6 2003