



202210140082

10/14/2022 01:32 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:  
SARAH E. DUNCAN  
Adams & Duncan, Inc., P.S.  
3128 Colby Avenue  
Everett, WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 4200  
OCT 14 2022

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

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR:** The undersigned, **MARVIN DALE WHITETHORN**, is the duly appointed, qualified and acting Personal Representative of the Estate of Joyce Massey Whitethorn, Deceased ("Estate").
2. **GRANTEE:** **MARVIN DALE WHITETHORN**, as his separate property.
3. **ESTATE:** Joyce Massey Whitethorn ("Decedent") died intestate on September 9, 2022. On September 22, 2022, Grantor was appointed Personal Representative in the Snohomish County Superior Court under Cause No. 22-4-01885-31 ("Probate Proceedings"). Grantor is authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY:** Included among the property of the Estate of Joyce Massey Whitethorn, Deceased, was Decedent's interest in real property situated in Skagit County, Washington, at the address of 3105 N. 30<sup>th</sup> Street, Mount Vernon, WA 98273 and described as follows ["Described Real Property"]:

Lot 112, HIGHLAND GREENS DIVISION 1, PHASE A, A PLANNTED UNIT DEVELOPMENT, recorded May 22, 2014 under Auditor's File No. 201405220062, records of Skagit County, Washington.

Situated in Skagit County, Washington.

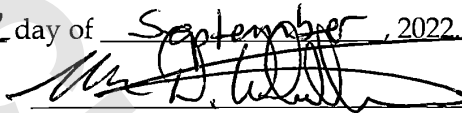
Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Tax Parcel No.: P131945/6018-000-000-0112

5. **CONSIDERATION:** This conveyance is given in satisfaction of a bequest pursuant to the intestacy provisions of Section 11.04.015 of the Revised Code of Washington (RCW) under the above Probate Proceedings.

6. **CONVEYANCE:** Grantor hereby conveys and warrants to **MARVIN DALE WHITETHORN**, as his separate property, all of the Estate's interest, which was Decedent's interest, in the Described Real Property, together with all after acquired title of the Grantor herein. The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

DATED this 22 day of September, 2022.

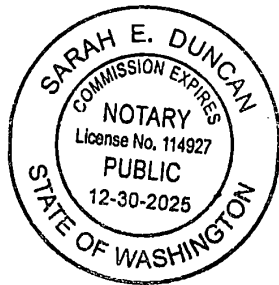


**MARVIN DALE WHITETHORN**, Personal Representative of the Estate of Joyce Massey Whitethorn, Deceased, and not in his individual or any other capacity

STATE OF WASHINGTON )  
 ) ss:  
COUNTY OF SNOHOMISH )

On this day personally appeared before me, **MARVIN DALE WHITETHORN**, Personal Representative of the Estate of Joyce Massey Whitethorn, who executed the within and foregoing instrument, and acknowledged that he signed said instrument as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 22 day of September, 2022.



Print name: Sarah Duncan  
NOTARY PUBLIC in and for the State of Washington, residing at Everett, WA  
My appointment expires: 12/30/2025

EXHIBIT "A"

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Azziz Aghdassi and Maryann Aghdassi, husband and wife  
Purpose: Ingress, egress and utilities  
Recording Date: February 16, 1983  
Recording No.: 8302160009  
Affects: Tract 1B of Highland Greens Div. I Ph. A and other property
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:  
Recording Date: January 11, 2001  
Recording No.: 200101110141  
Matters shown: Encroachment of a fence by varying amounts along the Westerly line of said plat.
3. Notice of Easement and Maintenance Agreement and the terms and conditions thereof:  
Recording Date: October 19, 2005  
Recording No.: 200510190061
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on MOUNT VERNON BLA NO. LU05-095:  
Recording No.: 200512140111
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HIGHLAND GREENS A PLANNED UNIT DEVELOPMENT:  
Recording No.: 200612190063
6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:  
Recording Date: December 19, 2006  
Recording No.: 200612190064

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 3, 2007  
Recording No.: 200705030057
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HIGHLAND GREENS LU04-093 FINAL PLAT OF DIVISION V:  
Recording No.: 200804070155
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on HIGHLAND GREENS DIVISION I PHASE A PLANNED UNIT DEVELOPMENT:  
Recording No.: 201405220062
10. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document:  
Recording Date: May 22, 2014  
Recording No.: 201405220063
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Assessments, if any, levied by Highland Greens Homeowner's Association.