



202212080050


12/08/2022 03:27 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4817

DEC 8 2022

Amount Paid \$ 0

By  Skagit Co. Treasurer
Deputy

After recording mail to:

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

Grantor(s): Mary Hall, Personal Representative of the Estate of Fred R. Hall
Grantee(s): Mary F. Hall, as her separate property

Abbreviated Legal: 1. PTN TR 2-B Sect 30, TWP 35 N, R3E, W.M.
2. PTN SE1/4 SE1/4 Sect 30, TWP 35 N, R3E, W.M.
3. NE1/4 NE1/4, Sect 31, TWP 30 N, R3E, W.M.
4. N1/2 SW1/4 NE1/4, Sect 30, TWP 36 N, R5E, W.M.
5.-9. Lot One (1) and the East half (E 1/2) of the NW 1/4 of Section 30

Assessor's Tax Parcel #: 1. P35058 / 350330-4-010-0125
2. P35063 / 350330-4-011-0009
3. P35110 / 350331-0-039-0004
4. P51099 / 360530-0-001-0006
5. P51100 / 360530-0-001-0105
6. P51101 / 360530-0-002-0005
7. P51107 / 360530-0-006-0001
8. P51113 / 360530-2-001-0002

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Mary F. Hall, is the duly appointed, qualified and acting personal representative of the Estate of Fred R. Hall, deceased.

2. **ESTATE.** Fred R. Hall died on January 31, 2022. On September 2, 2022 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. 22-4-00453-29.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on September 2, 2022 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 Fred R. Hall was interest in the real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTIONS

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Mary F. Hall, as her separate property, the above-described properties, 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 this 5 day of December, 2022.

Mary F. Hall
Mary F. Hall

Personal Representative of the Estate of
Fred R. Hall, deceased, and not in her
individual capacity

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 5 day of December 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Mary F. Hall**, to me known to be the individual who signed as Personal Representative of the Estate of Fred R. Hall, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she 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.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 10-31-26

EXHIBIT "A"
LEGAL DESCRIPTIONS

1.) P35058 / 350330-4-010-0125

That portion of Tract 2-B of the survey recorded in Book 6 of Surveys, at pages 75 & 76, under Auditors File No. 8505090031, being more particularly described as follows:

Commencing at the Southeast corner of Section 30, Township 35 North, Range 3 East W. M.; thence North 89° 40' 20" West, along the South line of said subdivision, a distance of 1002.60 feet, to the Southeast corner of that certain Tract of land conveyed to Fred R. Hall and Mary F. Hall in statutory warranty deed, filed under Auditor's File No. 8208120018, records of Skagit County Washington, being also the TRUE POINT OF BEGINNING; thence North 0° 29' 29" East, a distance of 165.00 feet; thence North 89° 40' 20" West, parallel with the South line of said subdivision, a distance of 330.00 feet to the Southwest corner of said Tract 2-B; thence North 0° 29' 29" East, along the West line of Tract 2-B a distance of 126.00 feet; thence South 89° 40' 20" East, parallel with South line of said subdivision, a distance of 637.04 feet; thence South 0° 40' 34" West; a distance of 291.00 feet, to a point of the South line of said subdivision; thence North 89° 40' 20" West a distance of 306.10 feet to the TRUE POINT OF BEGINNING.

Containing 3.002 Acres

Situated in Skagit County, Washington.

Subject to easements, exceptions and encumbrances set forth in Ticor Title Commitment No. H-78478.

2.) P35063 / 350330-4-011-0009

That portion of the Southeast ¼ of the Southeast ¼ of Section 30, T 35 N, R3 E.W.M., described as follows:

Beginning at a point 30 feet East of the SW Corner of said subdivision; thence East 300 feet; thence North 165 feet; thence West 300 feet; thence South 165 feet to the point of beginning, except the West 10 feet thereof; situate in the County of Skagit, State of Washington.

3.) P35110 / 350331-0-039-0004

TAX 34A NE1/4 NE1/4, SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., N OF D ST & E OF 7TH ST LESS E 603.29FT & TAX 34B & LESS PTN TR 2-B OF SURV REC AF#8505090031 LESS RT 0-039-01 CONVD E852384

4.) – 8.) P51099 / 360530-0-001-0006
P51100 / 360530-0-001-0105
P51101 / 360530-0-002-0005
P51107 / 360530-0-006-0001
P51113 / 360530-2-001-0002

Lots One (1) and the East Half (E1/2) of the Northwest quarter (NW 1/4) of Section Thirty (30).
Also Lot Two (2) in said Section Thirty (30) excepting therefrom the following described tract:
Beginning at a point on the West line of said Government Lot 2, 144 feet
North of the Southwest corner thereof;
Thence North along said West line 486 feet;
Thence East to the West line of the Old Seattle & Northern Railway right of way;
Thence Southeasterly along the West line of said railway right of way to a point due East of the
point of beginning;
Thence West to the point of beginning;
EXCEPT state highway.

All being in Township Thirty-Six (36) North of Range Five (5), East of W.M., Skagit County,
Washington;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in any wise appertaining, and the reversion and reversions, remainder and
remainders, rents, issues and profits thereof.

22-4-00453-29
L7878
Letters Testamentary
13022340



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
09/02/2022

Estate of FRED R HALL:

No. 22-4-00453-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of FRED R HALL late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on September 02, 2022.
- 1.2 In that will MARY HALL is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 09/02/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

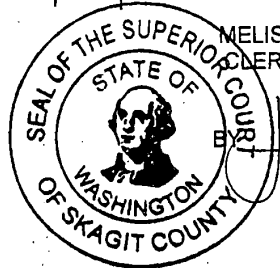
COUNTY OF SKAGIT

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 September 02, 2022.

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

DATED:

12/07/2022



MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

Deputy Clerk

JESSICA BROWNING