

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20236491  
Date 05/15/2023

**WHEN RECORDED RETURN TO:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

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**ADMINISTRATOR'S DEED**  
(Distribution of Real Property from an Intestate Estate)

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**GRANTOR(S):** LISA NIELSEN, Administrator of the  
Estate of BETTY MAE NIELSEN  
**GRANTEE(S):** LISA NIELSEN, as her separate property  
**LEGAL DESCRIPTION:** PLT of the Burlington Acreage Property, SEC 33, TWNP 35 N,  
RNG 4 E of the W. M. (Full legal on page 1)  
**PARCEL NO(S):** P62500  
**REFERENCE NOS.:** 201607150133 (previous deed)

1. **GRANTOR(S).** I, LISA NIELSEN, am the duly appointed, qualified, and acting Administrator of the estate of BETTY MAE NIELSEN, deceased, Whatcom, Washington, Superior Court Cause No. 20-4-00564-37
2. **GRANTEE(S).** The Grantee is LISA NIELSEN, the beneficiary(s) of Decedent's Estate.
3. **DECEDENT'S ESTATE.** Decedent, BETTY MAE NIELSEN, died intestate on October 11, 2020. On November 20, 2020, Grantor was appointed Administrator of Decedent's Estate and granted Nonintervention Powers for the administration of Decedent's Estate. See certified Letters of Administration attached hereto as Exhibit A.

4. **REAL PROPERTY.** Among the assets of Decedent's estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

**SKAGIT COUNTY ACCESSOR'S PARCEL #P62500**

THE EAST 120.00 FEET (AS MEASURED PERPENDICULAR TO THE EAST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST ½ OF THE WEST ½ OF TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

TOGETHER WITH THE WEST 8.50 FEET (AS MEASURED PERPENDICULAR TO THE WEST LINE) OF THE SOUTH 210.00 FEET (AS MEASURED PERPENDICULAR TO THE SOUTH LINE) OF THAT PORTION OF THE EAST ½ OF SAID TRACT 35, PLAT OF BURLINGTON ACREAGE PROPERTY, LYING NORTH OF FAIRHAVEN AVENUE, AS ESTABLISHED.

ALL EXCEPT THE EAST 7.00 FEET THEREOF.

SITUATE IN SECTION 33, TOWNSHIP 35 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF BURLINGTON, COUNTY OF SKAGIT, AND STATE OF WASHINGTON.

- 5. **CONSIDERATION.** This conveyance is made in consideration of the Grantee being Beneficiary under the Decedent's Estate.
- 6. **CONVEYANCE.** Grantor conveys, grants, and quitclaims to LISA NIELSEN, as her separate property, all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at their death.

Dated this 11 day of May, 2023.

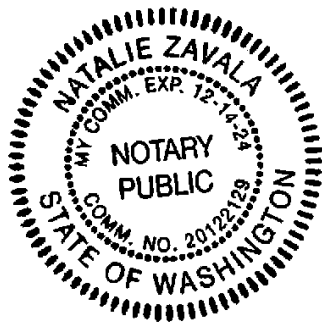
Estate of BETTY MAE NIELSEN, Deceased

Lisa Nielsen  
By: LISA NIELSEN, Administrator

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that LISA NIELSEN is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 11<sup>th</sup> day of May, 2023.



Natalie  
(Signature)

Natalie Zavala  
(Printed Name)  
Notary Public in and for the  
State of Washington  
Residing in Mount Vernon, WA  
My commission expires: 12/14/2024

# EXHIBIT

A

FILED  
COUNTY CLERK

2020 NOV 12 P 2:25

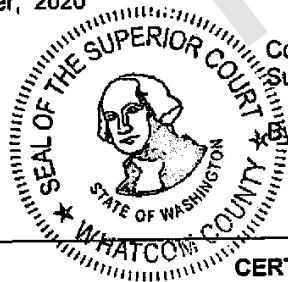
**SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY**

|   |   |
|---|---|
| <p><b>IN THE MATTER OF THE ESTATE OF</b><br/><b>BETTY MAE NIELSEN,</b><br/><br/>Deceased.</p> | <p><b>NO. 20-4-00564-37</b><br/><br/><b>LETTERS OF ADMINISTRATION</b></p> |
|---|---|

WHEREAS **BETTY MAE NIELSEN** late of Skagit County, Washington on the 11<sup>th</sup> day of October, 2020, died intestate, leaving at the time of his or her death, property in this State subject to administration:

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint **LISA NIELSEN** Administratrix upon said estate, and whereas said administrator/administratrix has duly qualified, hereby authorize him or her to administer the same according to law.

WITNESS **David M. Thorn**, Judge of said Superior Court and the seal of said Court hereto affixed this 10<sup>th</sup> day of November, 2020



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

*[Signature]*, Deputy Clerk

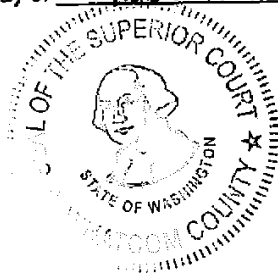
**CERTIFICATE**

STATE OF WASHINGTON ]  
COUNTY OF WHATCOM ] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 10<sup>th</sup> day of November, 2020, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 12<sup>th</sup> day of November, 2020.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington,

By *[Signature]*, Deputy Clerk

[lrsadm.dot]