

Return Address:

PHILLIPS ESTATE LAW
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20236629
Date 05/25/2023

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Personal Representative Special Warranty Deed

Reference number(s) of document assigned or released:

201607280061

Grantor(s) [last name, then first name and initial(s)]:

McCaleb, Douglas, W., as Administrator with Will Annexed of the Estate of Bruce P. McCaleb and, McCaleb, Douglas, W. as the Administrator with Will Annexed of the Estate of Patricia A. McCaleb

Grantee(s) [last name, then first name and initial(s)]:

Sherman, Quinn, E., a single person, as to a fifty percent interest (50%); and
Sherman, Caleb, A., a single person, as to a fifty percent interest (50%), as tenants in common.

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot 74, "The Plat of Mount Baker View Addition," as per plat recorded in Volume 7 of Plats, Page(s) 67 and 68, records of Skagit County, Washington.

Situate in the county of Skagit, State of Washington.

Assessor's property tax parcel/account number(s):

P53819

___ Assessor tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording at the request of:
PHILLIPS ESTATE LAW
170 120th Ave NE Suite E204
Bellevue, Washington 98005
(206) 686-8877

PERSONAL REPRESENTATIVE SPECIAL WARRANTY DEED

1. **GRANTOR.** The undersigned Grantor, Douglas W. McCaleb, as the duly appointed, qualified and acting Administrator with Will Annexed of the Estate of Bruce P. McCaleb, Deceased, and Douglas W. McCaleb, as the duly appointed, qualified and acting Administrator with Will Annexed of the Estate of Patricia A. McCaleb, Deceased.
2. **ESTATE.** Bruce P. McCaleb ("Bruce") died on March 7, 2022, and Patricia A. McCaleb ("Patricia") died on December 4, 2021, and Douglas W. McCaleb was appointed Administrator with Will Annexed on April 19, 2022 in the State of Washington Superior Court for King County in Cause No. 22-4-02437-0 SEA for Bruce's estate and Cause No. 22-4-02438-8 SEA ("probate proceedings") for Patricia's estate.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on April 19, 2022 in the probate proceedings, Grantor was authorized to settle the Estates without further court intervention or supervision.
1. **DESCRIBED PROPERTY.** Included among the property of the Estates of Bruce and Patricia, deceased, was real property located in Skagit County, Washington, which is legally described as follows ("Described Property"):

Residence and lot located at 701 Streeter Place, Mount Vernon, WA 98273, and legally described as follows:

Lot 74, "The Plat of Mount Baker View Addition," as per plat recorded in Volume 7 of Plats, Page(s) 67 and 68, records of Skagit County, Washington.

Situate in the county of Skagit, State of Washington.

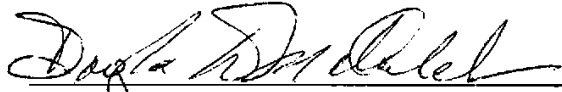
Subject to Easements, Restrictions, and Reservations of Record.

Tax Parcel No: P53819

2. CONVEYANCE OF DECEDENTS' INTEREST IN DESCRIBED PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantees, Quinn E. Sherman, a single person, an undivided fifty percent (50%) interest, and to Caleb A. Sherman, a single person, an undivided fifty percent (50%) interest, as tenants in common, in the Described Property.

6. LIMITATION OF COVENANTS. Grantor, for himself and for his successors-in-interest, does by these presents expressly limit the covenants of this 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 the said Grantor and not otherwise, will forever warrant and defend the said described real property.

DATED: May 16, 2023.

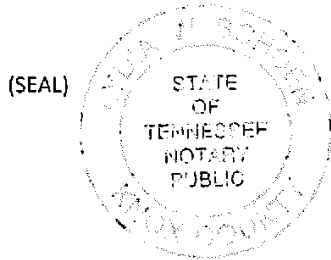


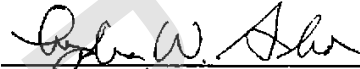
Douglas W. McCaleb, as Administrator with Will
Annexed of the Estate of Bruce P. McCaleb, Deceased,
and Douglas W. McCaleb, as Administrator with Will
Annexed of the Estate of Patricia A. McCaleb, Deceased

STATE OF TENNESSEE)
COUNTY OF KNOX) ss.

On this 16TH day of MAY 2023, personally appeared before me Douglas W. McCaleb to me known to be the individual described in and who executed the within instrument as Administrator of the Estates of Bruce P. McCaleb, deceased, and Patricia A. McCaleb, deceased, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above-written.




Printed name: LYDIA W. SCHOUN
Notary Public in and for the State of TENNESSEE
residing at KNOXVILLE
My appointment expires 10/07/2024