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07/25/2023 03:36 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7401
JUL 25 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

QUIT CLAIM DEED

THE GRANTOR, ELIZABETH ANN DEWEY, as Personal Representative of the Estate of JEFFREY LAMAR STEWART (Deceased), under Skagit County Cause No. 23-4-00133-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, ELIZABETH ANN DEWEY, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P47131 (360226-0-024-0008)

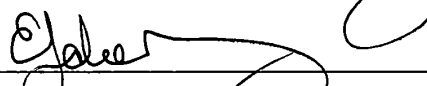
Abbreviated Legal Description: Portion of Government Lot 2 in Section 26, Township 36 North, Range 2 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

All situated in Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated this 25th day of July, 2023.


ELIZABETH ANN DEWEY, as Personal Representative
of the Estate of JEFFREY LAMAR STEWART

I certify that I know or have satisfactory evidence that ELIZABETH ANN DEWEY is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of JEFFREY LAMAR STEWART to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 25th day of July, 2023.



~~NOTARY PUBLIC~~ in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

EXHIBIT "A"

Assessor's Parcel Number: P47131 (360226-0-024-0008)

PARCEL A:

That portion of Government Lot 2, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said lot, 145.0 feet West of the Northeast corner of the West Half of said lot;

thence Westerly along the North line of said lot, 112.5 feet;

thence South to the North line of the County road through said lot;

thence Easterly along the North line of said road to a point due South of the point of beginning;

thence North to the point of beginning;

TOGETHER WITH all that portion of vacated H. R. Roney Road, vacated by final order of vacation recorded October 2, 1991, under Auditor's File No. 9110020006, records of Skagit County, Washington, as would attach by operation of law.

PARCEL B:

Tidelands of the second class, as conveyed by the State of Washington, suitable for the cultivation of oysters, lying between the East and West lines of said tract projected and within the boundaries of tidelands as conveyed to Jon Earls by deed dated October 15, 1901, and recorded November 9, 1942, in Volume 187 of Deeds, page 427, under Auditor's File No. 357411, records of Skagit County, Washington.

PARCEL C:

That portion of the West 30.0 feet of the East Half of Government Lot 2, Section 26, Township 36 North, Range 2 East of the Willamette Meridian, lying South of the Roney Road, to be used for road purposes.

All situated in Skagit County, Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
05/12/2023

Estate of JEFFREY LAMAR STEWART:	No. 23-4-00133-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of JEFFREY LAMAR STEWART late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 13, 2023.
- 1.2 In that will ELIZABETH ANN DEWEY is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 05/12/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kenneth Pemberton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss

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 May 12, 2023.

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

DATED: 05/12/2023



MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk