

When recorded return to:

Clifton L. Stout and Margaret A. Stout  
3903 R Ave  
Anacortes,, WA, 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238227

Sep 29 2023

Amount Paid \$12232.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

GNW 23-19238

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Connie R. Epps, Personal Representative of Estate of Donald J. Sullivan, deceased, ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Clifton L. Stout and Margaret A. Stout, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:

Lots 1-4, Block 11, SEATTLE SYNDICATE'S FIRST ADDITION TO ANACORTES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P58847/3813-011-004-0004

Dated: 9-26-23

Estate of Donald J. Sullivan, deceased

By: Connie R. Epps  
Connie R. Epps, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of September, 2023 by Connie R. Epps, Personal Representative of Estate of Donald J. Sullivan, deceased.

[Signature]  
Signature

Notary Public  
Title

My commission expires: 6/19/25



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3903 R Avenue, Anacortes, WA 98221  
Tax Parcel Number(s):

Property Description:

Lots 1 through 4, inclusive, Block 11, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH., as per plat recorded in Volume I of Plats, page 25, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated East 10 feet of "R" Avenue adjoining together with the vacated West 1/2 of the alley adjoining which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**  
23-19238-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Seattle Syndicate's First Addition to the City of Anacortes recorded February 5, 1890 as Auditor's File No. Volume 1 of Plats, Page 25.

10. Reservation contained in Ordinance No. 1260, by the City of Anacortes, passed June 24, 1959, and Ordinance No. 1277 passed February 2, 1960 as follows:

The City of Anacortes reserves for itself forever the right to go upon said street and alley for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew, and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.

11. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

12. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

15. Unrecorded leaseholds, if any, and rights of parties in possession, if any.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
07/11/2023

<b>Estate of DONALD J SULLIVAN;</b>	No. 23-4-00376-29
	<b>LETTERS TESTAMENTARY</b>

**I. BASIS**

- 1.1 The last will of DONALD J SULLIVAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 10, 2023.
- 1.2 In that will CONNIE R EPPS is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 07/11/2023.

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

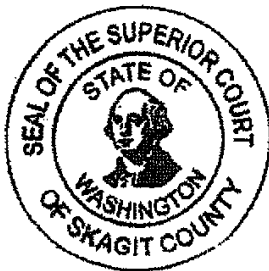
**III. CERTIFICATE OF COPY**

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 July 11, 2023.

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

DATED: 07/11/2023



MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk