12/08/2023 12:41 PM Pages: 1 of 4 Fees: \$206.50

Skagit County Auditor, WA

After Filing Return To: Diana Zottman Three60 Law Group PLLC 915 118th Ave. SE., Ste. 360 Bellevue, WA 98005

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20238969
Date 12/08/2023

PERSONAL REPRESENTATIVE'S DEED

Grant	or(s	s):	
	1.	MITCHELL LOWERY MOUNGER, Personal Representative of the	
		Estate of LOWERY C. MOUNGER, JR., Deceased	
	2.	JUDIE M. MOUNGER, an individual	
		Additional names on page of document	
Crant	a a (c		
Grant	-		
	1.	JUDIE M. MOUNGER, an individual as their sole and separate	
	_	property (20%)	
	2.	MITCHELL LOWERY MOUNGER, Trustee of the MOUNGER	
		SPOUSAL TRUST (80%)	
		Additional names on page of document	
Abbreviated Legal Descriptions (lot, block and plat name, or section-townsh			
range)	:	DTNI OF DI VC 105 & 210 FID ALCO CITY	
		PTN OF BLKS 185 & 218, FIDALGO CITY	
	×	Additional legal description is on Exhibit A of document	
Assess	sor	s Property Tax Parcel Account Number(s): P73275	
Refere	ence	e Numbers of Documents Assigned or Released (if applicable):	
		Additional reference numbers on page of document	

PERSONAL REPRESENTATIVE'S DEED

The Grantors, MITCHELL LOWERY MOUNGER, Personal Representative of the Estate of LOWERY C. MOUNGER, JR., Deceased, Cause No. 23-4-01411-9 SEA, and JUDIE M. MOUNGER, an individual, acting as to their community property interest in the property herein, without consideration and in partial distribution of the estate, bargains, sells, and conveys to the Grantees, JUDIE M. MOUNGER, an individual as their sole and separate property (20%), and MITCHELL LOWERY MOUNGER, Trustee of the MOUNGER SPOUSAL TRUST (80%), the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

See attached Exhibit A.

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.

Situate in the County of Skagit, State of Washington.

Dated this grad day of DECENDE 2023.

THE ESTATE OF LOWERY C. MOUNGER, JR.,

Deceased:

MITCHELL LOWERY MOUNGER,

Personal Representative

JODIE W. WOONGER, All INGVIOLA

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that JUDIE M. MOUNGER and MITCHELL LOWERY MOUNGER are the persons who signed this instrument; on oath stated that they signed above individually, and in their capacity as Personal Representative of the ESTATE OF LOWERY C. MOUNGER, JR., Deceased, and that they were authorized to execute the instrument, and acknowledged said instrument was their free and voluntary act as Personal Representative, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on this \(\bigcirc \text{day of } \end{area} ec. \(\bigcirc \text{total} \), 2023.



Print Name: Jack McCle | 610

NOTARY PUBLIC in and for the State of Washington; residing at: Scalle

My commission expires: 7-11-15

EXHIBIT A

PARCEL "A":

That portion of Blocks 185 and 218, and vacated First Street, and the vacated South 25 feet of Second Street, and of the East 25 feet of vacated Lincoln Avenue, all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", and Territory of Washington, as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County; Washington, described as follows:

Beginning at the intersection of the centerline of vacated Lincoln Avenue and Second Street;

thence East along the centerline of Second Street 130 feet;

thence South 25 feet to the true point of beginning;

thence continue South to the meander line of Similk Bay;

thence Westerly along said meander line to West line of the East 25 feet of said vacated Lincoln Avenue;

thence North along a line parallel to and 25 feet distance East from the centerline of vacated Lincoln Avenue

to a point 25 feet South of the centerline of vacated Second Street; thence East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tidelands of the second class as conveyed by the State of Washington extending to the line of mean low tide in Government Lot 5, Section 19, Township 34 North, Range 2 East, W.M., lying in front of the property above described.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress over the West 7.5 feet of property adjacent to and <u>Fast</u> of the North 231.3 feet of the above-described Parcel "A", as set forth in instrument recorded June 10, 1953, under Auditor's File No. 489309, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.