



202312290040

12/29/2023 12:15 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20239209
DEC 29 2023

Amount Paid \$ 2,405.00
By *KG* Skagit Co. Treasurer Deputy

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): Debra R. Allen, Personal Representative of the Estate of Richard C. Joneli, Sr.
Grantee(s): Sean Batterberry & Janelle Batterberry, husband and wife
Abbreviated Legal: Ptn of Gov Lot 2 Sec. 19 Twp 35 N R5E, W.M.
Assessor's Tax Parcel #: 350519-0-038-0009 / P39474

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Debra R. Allen, is the duly appointed, qualified and acting personal representative of the Estate of Richard C. Joneli, Sr., deceased.
2. **ESTATE.** Richard C. Joneli, Sr. died on December 26, 2022. On July 31, 2023 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 23-4-00410-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on July 31, 2023 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Richard C. Joneli, Sr. was interest in the real property described as follows:

That portion of Government Lot 2 in Section 19, Township 35 North, Range 5 East W.M., described as follows:

Beginning at a point 462 feet North and 140 feet East of the West quarter corner of said Section 19; thence East parallel with the Cemetery Road 128 feet; thence South 110 feet; thence West parallel with the Cemetery Road 128 feet; thence North 110 feet to the point of beginning.

UNRECORDED INSTRUMENT

TOGETHER WITH a non-exclusive easement for right of way over the East 15 feet of that portion of Government Lot 2, Section 19, Township 35 North, Range 5 East of W.M. described as follows:

Beginning at a point 462 feet North and 140 feet East of the West quarter corner of said Section 19; thence East parallel with the Cemetery Road 128 feet; thence North 154 feet, more or less, to the Southerly line of the highway which is parallel with the Great Northern Railway Company's right of way; thence Southwesterly along said Southerly line 154.3 feet, more or less, to a point 69 feet North of the point of beginning; thence South 69 feet to the point of beginning.

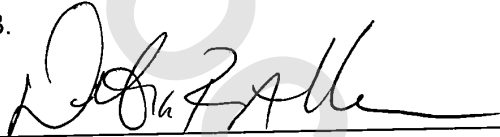
SUBJECT TO an easement for right of way over the East 15 feet of the property herein described as disclosed by an instrument dated September 10, 1953, filed September 14, 1953, as File No. 492728, and recorded in Volume 258 of Deeds at page 290, records of Skagit County, Washington.

Situated in Skagit County, Washington.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Sean Batterberry and Janelle Batterberry, husband and wife, the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: 12-26-2023, 2023.


Debra R. Allen
Personal Representative of the Estate of
Richard C. Joneli, Sr., deceased, and not in
her individual capacity

23-4-00410-29
LTRTS 7
Letters Testamentary
14949967



FILED

Skagit County Clerk
Skagit County, WA
08/01/2023

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

Estate of RICHARD CARL JONELI, Sr:	No. 23-4-00410-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of RICHARD CARL JONELI, SR late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 31, 2023.
- 1.2 In that will DEBRA R ALLEN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 08/01/2023.

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

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | SS
COUNTY OF SKAGIT

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 31, 2023.

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

DATED: 12/29/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

