



202406260083

06/26/2024 03:21 PM Pages: 1 of 3 Fees: \$305.50  
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

2024 1112  
JUN 26 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By [Signature] Deputy

**QUIT CLAIM DEED**

**THE GRANTOR**, DOROTHY MAE FREDERICK, as Personal Representative of the Estate of JAMES R. FREDERICK (Deceased), under Skagit County Cause No. 24-4-00250-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, DOROTHY MAE FREDERICK, 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: P60025 (3827-000-012-0001)**

Lot 12, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Together with that portion of the Southwest Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 12, "SKYLINE NO. 11", as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington; thence South 33°00'00" East, 107.62 feet; thence North 49°33'29" East, 59.559 feet; thence North 24°47'21" West, 110 feet to the most Easterly corner of said Lot 12; thence Southerly along the Southeasterly line of said Lot 12 to the point of beginning.

Situate in the County of Skagit, State of Washington.

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

Dated this 26 day of June, 2024.

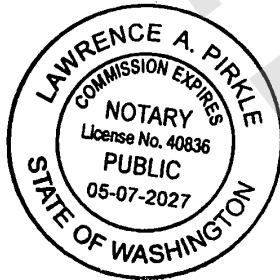
Dorothy Mae Frederick

DOROTHY MAE FREDERICK, as Personal Representative  
of the Estate of JAMES R. FREDERICK

STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that DOROTHY MAE FREDERICK 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 JAMES R. FREDERICK 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 26<sup>th</sup> day of June, 2024.



LAWRENCE A. PIRKLE

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

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
05/01/2024

<b>Estate of JAMES RICHARD FREDERICK:</b>	No. 24-4-00250-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of JAMES RICHARD FREDERICK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 01, 2024.
- 1.2 In that will DOROTHY M FREDERICK is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT DOROTHY M FREDERICK is authorized by this court to execute the will of the above decedent according to law.

DATED 05/01/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Deanna Mallchok, Deputy Clerk

**III. CERTIFICATE OF COPY**


STATE OF WASHINGTON |  
  | ss  
COUNTY OF SKAGIT

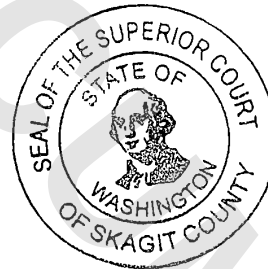
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on May 01, 2024.

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

DATED: 05/01/2024

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk



DEANNA MALLCHOK