07/12/2024 08:45 AM Pages: 1 of 3 Fees: \$305.50

Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Cheryl E. Torbet 24340 Nookachamp Hills Dr. Mount Vernon, WA 98274

Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Lena Thompson</u> Affidavit No. <u>20241300</u> Date <u>07/12/2024</u>

PERSONAL REPRESENTATIVE'S DEED

Grantor:

CHERYL TORBET, as Personal Representative of the

ESTATE OF BRIAN N. TORBET

Grantee:

CHERYL TORBET, An Unmarried Person As Her Separate Estate

Abbreviated Legal

Description:

LOT 237, NOOKACHAMP HILLS PUD PHASES 3 & 4,

SKAGIT COUNTY, WASHINGTON

Assessor's Tax

Parcel ID#s:

P127790, 4963-000-237-0000

References Nos. of Documents Released or

Assigned:

None

The GRANTOR, CHERYL TORBET, as the duly appointed, qualified and acting Personal Representative of the ESTATE OF BRIAN N. TORBET, deceased, (Date of Death 3/1/2022), in Snohomish County Superior Court Probate Cause Number 22-4-02116-31, and not in her individual capacity, and as authorized by Order of Solvency entered in the Probate to settle the ESTATE OF BRIAN N. TORBET, deceased, without intervention of the Court, in consideration of Inheritance and no other consideration passing, does hereby grant, transfer, bargain, sell, convey and confirm, without warranty, all of Grantor's interest to CHERYL TORBET, An Unmarried Person As Her Separate

Estate, as GRANTEE, in the following described real property situated in Skagit County, State of Washington:

LOT 237, PLAT OF "NOOKACHAMP HILLS PUD PHASES 3 AND 4, PL07-0870," AS PER PLAT RECORDED AS SKAGIT COUNTY AUDITOR'S FILE NO. 200807240089, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ALL OTHER MATTERS OF RECORD.

ALSO DESCRIBED AS SKAGIT COUNTY TAX PARCEL NO. P127790, 4963-000-237-0000.

SITUS ADDRESS:

24340 NOOKACHAMP HILLS DRIVE MOUNT VERNON, WA 98274

Dated this July 10, 2024.

ESTATE OF BRIAN N. TORBET, Deceased

av. P. L.

Personal Representative

STATE OF WASHINGTON)

COUNTY OF SHOWL

I certify that I know or have satisfactory evidence that CHERYL TORBET is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the ESTATE OF BRIAN N. TORBET, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned

in the instrument.

Dated this

RUSSEL JOHN HERMES NOTARY PUBLIC #40639 STATE OF WASHINGTON COMMISSION EXPIRES MARCH 1, 2026

Printed Name NUSEE VOLA CONCENTRAL NOTARY PUBLIC in and for the

State of Washington
Residing at: LAKE STEVENS, W.
Commission Expires: 3-1-1006