202408050087

PREPARED BY: NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:

Craig Rice c/o North City Law, PC 17713 15<sup>th</sup> Ave, STE 101 Shoreline, WA 98155 08/05/2024 02:56 PM Pages: 1 of 2 Fees: \$304.50 Skapit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2024 1607 AUG 05 2024

Skagit Co. Treasurer
By Deputy

| DOCUMENT TITLE              | Personal Representative's Deed   |  |  |  |
|-----------------------------|--|--|--|--|
| REFERENCE NUMBER OF RELATED | 202210280076   |  |  |  |
| DOCUMENTS                   |  |  |  |  |
| GRANTOR                     | Craig Rice, as Personal Representative of the Estate of Janet Louise Rice          |  |  |  |
| GRANTEE                     | Craig Rice, as his separate estate and Alicia Rice Montour, as her separate estate |  |  |  |
| ASSESSOR'S PARCEL NUMBER    | P55998 / 3772-158-002-0004   |  |  |  |

Lts 1, 2, Block 158, City of Macortes

## PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution of Separate Real Property from Testate Estate)

- 1. Grantor. I, Craig Rice, am the duly appointed, qualified, and acting Personal Representative of the Estate of Janet Louise Rice, Deceased, Skagit County, Washington, Superior Court Case No. 24-4-00263-29.
- **2. Grantee.** The Grantee is Craig Rice, as his separate estate and Alicia Rice Montour, as her separate estate.
- **3. Decedent's Estate.** Decedent Janet Louise Rice died testate on March 18, 2024. On May 8, 2024, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.
- **4.** Will Provision. Article IV of Decedent's Will provides that the residue of Decedent's estate shall pass to Alicia Rice Montour and Craig Rice in equal shares.
- **5. Real Property.** Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington:

LOTS 1 AND 2, BLOCK 158, CITY OF ANACORTES, ACCORDING TO THE RECORDED PLAT THEROF IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY WASHINGTON, IN VOLUME 2 OF PLATS, PAGES 4 – 7.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT AND STATE OF WASHINGTON.

More commonly known as: 1701 7th St, Anacortes, WA 98221.

Assessor's Property Tax Parcel/Account Number: P55998 / 3772-158-002-0004.

- 6. Consideration. This conveyance is made in consideration of Decedent's gift in her Will.
- 7. Conveyance. Grantor conveys, grants, and quitclaims to Craig Rice, as his separate estate, and Alicia Rice Montour, as her separate estate, all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death.

| DATED: | 7        | /17 | 2024 |  |  |
|--------|----------|-----|------|--|--|
|        | <i>t</i> |     |      |  |  |

Estate of Janet Louise Rice, Deceased

By: Craig Rice,

Personal Representative

STATE OF WASHINGTON )

) ss. )

COUNTY OF SKAGIT

On this day personally appeared before me Craig Rice, known or proved to me to be the individual described in and who executed the within and foregoing *Personal Representative's Deed*, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on

ALEXIS OLES

Notary Public in and for the State of Washington Residing at Anacortes, Washington

My Commission Expires June 19, 2027