

**After Recording Return To:**  
**Skagit Law Group, PLLC**  
**P.O. Box 336**  
**Mount Vernon, WA 98273**

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Shannon Burrow  
Affidavit No. 20241861  
Date 08/22/2024

**SPECIAL WARRANTY DEED**

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**GRANTOR:** **RYAN H. HILLER,**  
Personal Representative of the **ESTATE OF FREDERICK**  
**W. HILLER, Deceased**

**GRANTEES:** **RYAN H. HILLER,**  
a married man, as his separate estate;  
**KYLE D. HILLER,**  
a married man, as his separate estate; and  
**JASON V. HILLER,**  
a married man, as his separate estate

**Legal Description:**  
Abbreviated Form: Lot 47, Snee-Oosh, being a ptn of the SW ¼, Section 27,  
Township 34, Range 2 E.W.M.

Additional on: Exhibit "A"

**Assessor's Tax Parcel No.:** 4016-000-047-0207 / P69661

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THE UNDERSIGNED GRANTOR, **RYAN H. HILLER**, in his capacity as the duly appointed Personal Representative of the **ESTATE OF FREDERICK W. HILLER, Deceased**, under Skagit County Superior Court Cause 23-4-00341-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **RYAN H. HILLER**, a married man, as his separate estate; **KYLE D. HILLER**, a married man, as his separate estate; and **JASON V.**

**SPECIAL WARRANTY DEED - 1**

**HILLER**, a married man, as his separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED this 21<sup>st</sup> day of August, 2024.

**ESTATE OF FREDERICK W. HILLER, Deceased**

By   
**RYAN H. HILLER**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **RYAN H. HILLER** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **ESTATE OF FREDERICK W. HILLER, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21<sup>st</sup> day of August, 2024.




  
Printed Name Rachel Franulovich  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

Exhibit "A"  
Legal Description

Lot 47, "SNEE-OOSH, SKAGIT COUNTY, WASH.", as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington. TOGETHER WITH that portion of Lot 46 of said Plat, more particularly described as follows:

Beginning at the Northeast corner of said Lot 46;  
thence Southerly along the East line of said Lot 46, a distance of 32.50 feet;  
thence Northwesterly a distance of 76.54 feet, more or less, to a point on the North line of said Lot 46 lying 69.29 feet Westerly of the point of beginning;  
thence Easterly along said North line of Lot 46, a distance of 69.29 feet to the point of beginning.

EXCEPT that portion of Lot 47 of said Plat, more particularly described as follows:  
Beginning at the Southwest corner of Lot 47;  
thence Easterly along the South line of said Lot 47, a distance of 30.71 feet;  
thence Northwesterly a distance of 33.92 feet, more or less, to a point on the West line of said Lot 47 lying 14.40 feet Northerly of the point of beginning;  
thence Southerly along the West line of said Lot 47 a distance of 14.40 feet to the point of beginning.  
Also known as legal description "A" of Survey recorded under Auditor's File No. 200303200058.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**

23-4-00341-29  
LTRAD 6  
Letters of Administration  
14684564



**FILED**  
Skagit County Clerk  
Skagit County, WA  
06/16/2023

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

ESTATE OF FREDERICK W HILLER:	No. 23-4-00341-29  LETTERS ADMINISTRATION
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**I. BASIS**

- 1.1 FREDERICK W HILLER late of SKAGIT County died intestate on or about May 16, 2023 leaving property in this state subject to administration.
- 1.2 On June 15, 2023 the court appointed RYAN H HILLER to administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT RYAN H HILLER is authorized by this court to administer the estate of the above decedent according to law.

DATED 06/16/2023.

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

**III. CERTIFICATE OF COPY**

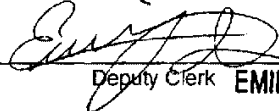
STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

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 of Administration in the above-named case, which was entered of record on June 15, 2023.

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

DATED: 6/16/23

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk **EMILY JOHNSON**