

When recorded return to:

Rebecca M. Hively and Ritchie L. Hively
P.O. Box 1215
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241935
Aug 28 2024
Amount Paid \$3445.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Connie R. Epps, Personal Representative of Estate of Donald J. Sullivan, deceased, 26930
Northeast Kennedy Drive, Duvall, WA 98019,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Rebecca M. Hively and Ritchie L. Hively, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Lots 8-9 & Ptn. Lot 10, Block 11, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF
ANACORTES

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P58849

Dated: 8-26-24

Estate of Donald J. Sullivan, deceased

By: Connie R. Epps
Connie R. Epps, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 26 day of August, 2024 by Connie R. Epps, Personal Representative of Estate of Donald J. Sullivan, deceased.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN R Avenue, Anacortes, WA 98221
Tax Parcel Number(s): P58849

Property Description:

Lots 8, 9 and the North 5 feet of Lot 10, Block 11, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated East 10 feet of "R" Avenue adjoining and the vacated West Half of the alley adjoining which upon vacation reverted to said premises by operation of law.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-20398-KM

Page 3 of 4

EXHIBIT B

24-20398-KM

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat named Seattle Syndicate's First Addition to the City of Anacortes recorded February 5, 1890 as Auditor's File No. Volume 1 of Plats, Page 25.

10. Reservation contained in Ordinance No. 1260, by the City of Anacortes, passed June 24, 1959, and Ordinance No. 1277 passed February 2, 1960, and Ordinance No. 1304, passed September 5, 1961, as follows:

The City of Anacortes reserves for itself forever the right to go upon said street and alley for purposes of excavation for sewer, water pipe, electric light and power wires and poles, and to lay sewer pipe, water pipe, electric light and power conduits, telephone wire conduits, and maintain, repair, renew, and replace the same and perform any and all work in connection therewith appropriate for the welfare of the public.

11. Private rights of access and utilities, if any, over vacated streets lying within the subject property.

12. Municipal assessments, if any, levied by the City of Anacortes. This Company suggests that inquiry be made to the City of Anacortes for current assessment status.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/11/2023

Estate of DONALD J SULLIVAN:	No. 23-4-00376-29 LETTERS TESTAMENTARY
------------------------------	---

I. BASIS

- 1.1 The last will of DONALD J SULLIVAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 10, 2023.
- 1.2 In that will CONNIE R EPPS is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 07/11/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
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 Testamentary in the above-named case, which was entered of record on July 11, 2023.

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

DATED: 07/11/2023



MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Melissa Beaton*
Deputy Clerk