202410250062

PREPARED BY: NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:

Ronald Shirk 4702 Queen Anne Way Anacortes, WA 98221 10/25/2024 02:51 PM Pages: 1 of 3 Fees: \$305.50 Skagit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2024 2708 OCT 25 2024

Amount Paid \$ O
Skagit Co. Treasurer
By Deputy

DOCUMENT TITLE	Personal Representative's Deed
REFERENCE NUMBER OF RELATED	202210280076
DOCUMENTS	
GRANTOR	Ronald Shirk, as Personal Representative of the Estate of
	Eunice L. Shirk
GRANTEE	The Estate of Eunice L. Shirk
ASSESSOR'S PARCEL NUMBER	P83992 / 4535-000-013-0001

PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution of Separate Real Property from Testate Estate)

- 1. **Grantor.** I, Ronald Shirk, am the duly appointed, qualified, and acting Personal Representative of the Estate of Eunice L. Shirk, Deceased, Skagit County, Washington, Superior Court Case No. 24-4-00462-29.
 - 2. Grantee. The Grantee is The Estate of Eunice L. Shirk.
- **3. Decedent's Estate.** Decedent Eunice L. Shirk died testate on August 2, 2024. On August 21, 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 III of Decedent's Will provides that the residue of Decedent's estate shall be distributed in three equal shares to Ronald Shirk, Marcia Smith, and Suzanne Lee Shirk.
- **5. Real Property.** Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington:

Lot 13, "Classic Ridge" as per Plat recorded in Volume 14 of Plats at Page 131 and 132, in the records of Skagit County, Washington.

Subject to: Paragraphs A through F, inclusive of Schedule B-1 of First American Title Company Preliminary Commitment for Title Insurance No. 39724.

Situated in Skagit County, Washington.

More commonly known as: 12129 Classic Place Burlington, WA 98233.

Assessor's Property Tax Parcel/Account Number: P83992 / 4535-000-013-0001.

- 6. Consideration. This conveyance is made in consideration of Decedent's gift in her Will.
- 7. Conveyance. Grantor conveys, grants, and quitclaims to The Estate of Eunice L. Shirk 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: 10/22/3074

Estate of Eunice L. Shirk, Deceased

Ronald Shirk,

Personal Representative

STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT

On this day personally appeared before me Ronald Shirk, 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 mantioned.

GIVEN under my hand and official sea

ALEXIS OLES

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

My Commission Expires June 19, 2027

24-4-00452-29 LTRTS Letters Testamentary

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk Skagit County, WA 08/21/2024

Estate of EUNICE LOIS SHIRK:

No. 24-4-00462-29

LETTERS TESTAMENTARY

I. BASIS

- The last will of EUNICE LOIS SHIRK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 21, 2024.
- 1.2 In that will RONALD L SHIRK is named personal representative.
- The personal representative has qualified. 1.3

II. CERTIFICATION

THIS IS TO CERTIFY THAT RONALD L SHIRK is authorized by this court to execute the will of the above decedent according to law.

DATED 08/21/2024.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT Deanna Mallchok, 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 August 21, 2024.

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

MELISSA BEATON, COUNTY CLERK

CLERK OF THE SUPERIOR COURT

Maria Kose Bell

Deputy Clerk

