



202411190040

11/19/2024 03:14 PM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF:

James M. Strong
Personal Representative of the Estate of Tamara B. Strong

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 3000
NOV 19 2024

WHEN RECORDED RETURN TO:
LAW OFFICE OF DEWEY W. WEDDLE, PLLC
909 7TH STREET
ANACORTES, WA 98221

Amount Paid \$ *0*
Skagit Co. Treasurer
By *UT* Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: James M. Strong, Personal Representative of the Estate of Tamara B. Strong.

GRANTEE: James M. Strong, a single person.

PARCEL NO. P56399 **XrefID:** 3772-245-013

SITE ADDRESS: 2420 14th Street, Anacortes, Washington 98221.

LEGAL DESCRIPTION: (.17 AC) LOTS 11 AND 12 AND THE WEST 1/2 OF LOT 13, BLOCK 245, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

1. **Grantor.** James M. Strong, acting as the duly appointed, qualified, and acting Personal Representative of the Estate of Tamara B. Strong, deceased, Skagit County, Washington, Superior Court Case No. 23-4-00372-29.

2. **Grantee.** James M. Strong, a single person.

3. **Decedent's Estate.** Decedent, Tamara B. Strong, died testate on April 7, 2023. On July 10, 2023, 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 her estate shall pass to her surviving spouse, James M. Strong.

5. **Real Property.** Among the assets of the residue of Decedent's estate is the Decedent's one-half community property interest in the following described real property located in Skagit County, Washington:

PARCEL NO. P56399 **XrefID:** 3772-245-013-0006

SITE ADDRESS: 2420 14th Street, Anacortes, Washington 98221

LEGAL DESCRIPTION: (.17 AC) LOTS 11 AND 12 AND THE WEST 1/2 OF LOT 13, BLOCK 245, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

6. Consideration. This conveyance is made in consideration of those statutes governing the distribution of property pursuant to the terms of a Last Will and Testament and in consideration of Decedent's gift in her *Will*.

7. Conveyance. Grantor, in his capacity as Personal Representative and not individually, conveys, grants, and quitclaims to **James M. Strong**, an undivided one-half interest 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 one-half interest in the real property at her death.

8. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quitclaims to **James M. Strong** an undivided one-half interested in the real property described in this Deed, which interest represents the interest of **James M. Strong** as the surviving spouse of Decedent in the community property of Decedent and **James M. Strong** at her death.

Dated this 11th day of November 2024.

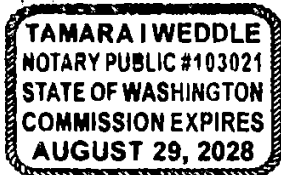
Estate of Tamara B. Strong, Deceased

By: James M. Strong
James M. Strong, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 11th day of November 2024 personally appeared before me **James M. Strong**, 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.

IN WITNESS WHEREOF,
I have hereunto set my hand this 11th day of November 2024.



Tamara I. Weddle
TAMARA I. WEDDLE
NOTARY PUBLIC in and for the state of Washington, residing at Anacortes, WA
My commission expires: August 29, 2028