

Filed for Record at Request of &
When Recorded Return To
Sonja D. Lukner
7203 Erna Lane
Sedro Woolley, WA 98284

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20243146
Date 12/03/2024

PERSONAL REPRESENTATIVE'S DEED

Grantor: SONJA LUKNER, Administrator of the Estate of HANS DIETER LUKNER
Grantee: SONJA D LUKNER, as her separate property
Abbreviated Legal Descr.: LOT 1 SHORT PLAT #97-0051 AF#9903180008 LOCATED IN NE
¼, SECTION 11, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
Parcel No.: P36174

1. Grantor. I, **SONJA LUKNER**, am the duly appointed, qualified, and acting Administrator of the Estate of **HANS DIETER LUKNER**, Deceased, King County, Washington, Superior Court Case No. 24-4-02998-0 SEA. Hans Dieter Lukner and Sonja D Lukner were married at the time of Decedent's death.

2. Grantee. The Grantee is **SONJA D LUKNER**, as her separate property.

3. Decedent's Estate. Decedent **HANS DIETER LUKNER** died Intestate on August 27, 2021. On August 27, 2021, Decedent died leaving no valid Will. On April 29, 2024, an Order Appointing Administrator was admitted to probate and Grantor was appointed Administrator of Decedent's estate and was granted Nonintervention Powers for the administration of Decedent's estate.

4. Heirs. SONJA D LUKNER is Decedent's surviving spouse.

5. Real Property. Among the assets of the Decedent's estate to pass to **SONJA D LUKNER**, was the following described real property located in Skagit County, Washington:

Legal description: See **Exhibit A** attached hereto.
Situated in Skagit County, State of Washington.

Assessor's Property Tax Parcel Account Number: P36174

More commonly known as: 7203 Erna Lane, Sedro Woolley, WA 98284

6. Consideration. This conveyance is made in consideration of SONJA D LUKNER being Decedent's surviving spouse and community property heir of the Estate. This conveyance is based on the community property laws of the State of WA and RCW 11.04.015.

8. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quietclaims to SONJA D LUKNER an undivided one-half interest in the real property described in this Deed, which interest represents the interest of SONJA D LUKNER as the surviving spouse of Decedent in the community property of Decedent and SONJA D LUKNER at Decedent's death.

Estate of **HANS DIETER LUKNER**, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

GIVEN under my hand and official seal on: November 5th, 2024


A circular notary seal for David Ruiz-Miramon, Notary Public, State of Washington. The seal includes the text "DAVID RUIZ-MIRAMON", "NOTARY PUBLIC", "STATE OF WASHINGTON", "MY COMM. EXP. 08-22-27", and "COMM. NO. 23027165".

Exhibit A

Lot 1 of Skagit County Short Plat No. 97-0051, approved March 11, 1999 and recorded March 18, 1999 under Auditor's File No. 9903180008 in Volume 14 of Short Plats, pages 8 and 9, records of Skagit County, Washington, being a portion of the North 1/2 of Section 11, Township 35 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Erna Lane, as delineated on the face of said Short Plat;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the following described portion of Lot 2 of said Short Plat;

Beginning at the Northwesterly corner of said Lot 2; thence South 30 degrees 38'38" East, a distance of 155.27 feet; thence south 71 degrees 43'18" East, a distance of 54.33; thence North 40 degrees 02'50" East 49.83 feet to a point on the North line of said Lot 2; thence North 55 degrees 21'26" West along the North line of said Lot 2, a distance of 197.87 feet to the point of beginning.

CERTIFIED COPY

FILED
2024 APR 30
KING COUNTY
SUPERIOR COURT CLERK

CASE #: 24-4-02998-0 SEA

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF KING

IN RE HANS DIETER LUKNER

NO: 24-4-02998-0 SEA

LETTERS OF ADMINISTRATION
(LTRAD)

DECEASED

The above named decedent died intestate leaving property in Washington State subject to administration. **SONJA LUKNER** is/are appointed by the Court as Administrator(s) and authorized to administer the estate according to law.

WITNESS my hand and seal of said Court: April 30, 2024.



Catherine Cornwall
King County Superior Court Clerk

By: M.Keo, Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •

