



202504010044

04/01/2025 03:37 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:  
Julie Cotter  
14360 Roadrunner Lane  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX.

20250937  
APR 01 2025

Amount Paid \$0  
By Skagit Co. Treasurer Deputy  
KSO

**Document Title(s) or transactions contained herein:**

PERSONAL REPRESENTATIVE'S DEED

**Reference Number(s) of related documents:**

There is no reference number assigned or released.

**Grantor(s):**

JULIE A. COTTER, Personal Representative of the Estate of GLENN JEFFRY  
COTTER, Deceased.

**Grantee(s):**

JULIE A. COTTER, a single woman, as her separate estate

**Legal Description:**

Lot 17, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005,  
under Auditor's File No. 200511280180, records of Skagit County, Washington.

Situated in Skagit County, Washington

**Assessor's Property Tax Parcel/Account Number(s) at the time of recording:**

4876-000-017-0000 / P123859

**THE GRANTOR**, JULIE A. COTTER, is the duly appointed, qualified, and acting Personal Representative of the Estate of GLENN JEFFRY COTTER, having died on September 30, 2024. Grantor was appointed Personal Representative of the estate on December 9, 2024, in the Superior Court of the State of Washington for Skagit County, Cause Number 24-4-00651-29. Included among the property of the estate is the decedent's interest in the real property located at 14360 Roadrunner Lane, Burlington, WA 98233, situated in the County of Skagit, State of Washington, and legally described as:

Lot 17, BAY MEADOWS, according to the Plat thereof recorded on November 28, 2005, under Auditor's File No. 200511280180, records of Skagit County, Washington.

Situated in Skagit County, Washington

Subject to: This conveyance is subject to the 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.

**GRANTOR** hereby conveys, grants and quit claims the decedent's interest in said real property to **GRANTEE**, JULIE A. COTTER, a single woman, as her separate estate. This conveyance is made in consideration of inheritance pursuant to the Last Will and Testament of GLENN JEFFRY COTTER, dated May 14, 2013.

**GRANTOR** expressly limits the covenants of this Deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

**Said property is commonly known as:** 14360 Roadrunner Lane, Burlington, WA 98233

Dated: April 1<sup>st</sup>, 2025.

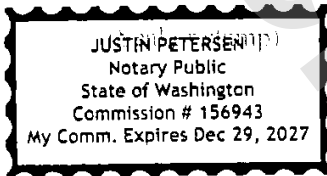
ESTATE OF GLENN JEFFRY COTTER

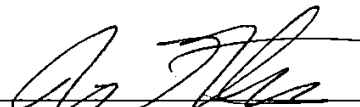
By Julie A. Cotter, Personal Representative  
JULIE A. COTTER, Personal Representative  
of the Estate of GLENN JEFFRY COTTER

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that JULIE A. COTTER is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of GLENN JEFFRY COTTER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 1<sup>st</sup>, 2025.



  
NOTARY PUBLIC for the State of Washington  
My Commission expires: 12/29/2027

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
12/09/2024

<b>Estate of GLENN JEFFRY COTTER:</b>	No. 24-4-00651-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of GLENN JEFFRY COTTER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 06, 2024.
- 1.2 In that will JULIE A COTTER is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JULIE A COTTER is authorized by this court to execute the will of the above decedent according to law.

DATED 12/09/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Deanna Malchok, Deputy Clerk

**III. CERTIFICATE OF COPY**

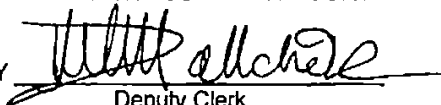
STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

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 December 06, 2024.

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

DATED: 12/09/2024

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk  
DEANNA MALLCHOK

