

Filed for Record at Request of:  
Jayne Marsh Gilbert  
314 Pine St., Suite 211  
Mount Vernon, WA 98273



201612090120

Skagit County Auditor \$75.00  
12/9/2016 Page 1 of 3 3:08PM

### **PERSONAL REPRESENTATIVE'S DEED**

THE **GRANTOR**, SCOTT RYAN, personal representative of the Estate of John F. Ryan, deceased, Skagit County Cause No. 16-4-00174-2, in partial fulfillment of the decedent's Last Will and Testament dated January 25, 2016, does hereby grant and convey to THERESA M. BALDWIN, AS TRUSTEE OF THE ADRIANNA KIMLEE TRUST U/W/D JANUARY 25, 2016, that certain real property situated in Skagit County, Washington, legally described as follows:

Lot 36, PLAT OF EASTWIND, according to the plat thereof recorded in Volume 12 of Plats, Page 31 and 32, records of Skagit County Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Account Numbers: 4384-000-036-0006; P#80978

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.



**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:  JOHN F. RYAN  Deceased	CASE NO. 16-4-00174-2  LETTERS TESTAMENTARY
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1.1 The last will of JOHN F. RYAN late of Skagit County was duly exhibited proven and recorded in this court on MAY 3, 2016.

1.2 In that will SCOTT RYAN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED MAY 3, 2016

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS BETZ, 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 MAY 3, 2016.

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

DATED 5/4/16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

