After Recording Return To:

Teri L Shoemaker 5028 Road K.9 NE Moses Lake, WA 98837



Skagit County Auditor 12/16/2016 Page

\$75.00 1 of

2:09PM

RECORDING COVERSHEET

Document Title:

Grantors:

Grantee(s):

Abbreviated Legal Description: Assessor's Tax Parcel ID #:

Personal Representative's Deed

TERI J. SHOEMAKER, Personal Representative of the Estate

of JUDITH L. FEES, deceased

TERI J. SHOEMAKER, BRIAN A. FEES, JULIE A. FEES

and TRACY KASEMEIER

AGATE COVE TDLNDS INFR OF & TR 6

P61685, 3854-000-006-0005

PERSONAL/REPRESENTATIVE'S DEED

THE UNDERSIGNED GRANTOR, TERI J. SHOEMAKER, as the duly appointed, qualified and acting personal representative of the Estate of JUDITH L. FEES, deceased, in Probate Cause No. 16-4-00290-9 in Skagit County Superior Court of Washington and not in her individual capacity, and as authorized by order entered in the above entitled matter to settle the Estate of JUDITH L. FEES, without the intervention of court, by this instrument hereby conveys and quit claims to TERI J. SHOEMAKER, BRIAN A. FEES, JULIE A. FEES and TRACY KASEMEIER, in equal shares as tenants in common as their sole and separate property, the following described real estate situated in Skagit County, Washington:

Tract 6 of "0. Lervick's Plat of Agate Cove, West Beach - GUEMES ISLAND, Skagit County, Washington" recorded in Volume 4 of Plats, page 42, records of Skagit County. (Including in said description the Second Class-Tideland portion of the above described property, as shown on said plat.)

Assessor's Property Tax Parcel/Account Number(s): 3854-000-006-0005 SUBJECT TO: As per the Real Estate Contract Recording Number 825264

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 17, 1975, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on October 23, 1975, Rec. No. 3421. Dated: May 1, 2000

DATED this ______ day of December, 2016.

SKAGIT COUNTY WASHINGTON **REAL ESTATE EXCISE TAX** 20165680

DEC 16 2016

Amount Paid \$ Skagit Co.Treasurer By 11B Deputy TERI J. SHOEMAKER

Personal Representative of the Estate of

JUDITH L. FEES, and not in an individual capacity

STATE OF WASHINGTON)
) ss
COUNTY OF VICAN+)

On this <u>lo</u> day of December, 2016, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared TERI J. SHOEMAKER, to me known to be the personal representative of the Estate of JUDITH L. FEES, deceased, and acknowledged the foregoing instrument to be the free and voluntary act and deed of the estate for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the instrument on behalf of the estate.

SUBSCRIBED AND SWORN to before me this 6 day of December, 2016.

STATION OF WASHINGTON

Sarah M. Bullinger [Print Name]
Notary Public in and for the State of
Washington, residing in frant County
My Appointment expires: 11-01-17

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF:		CASE NO. 16-4-00290-1	
JUDITHLE. FEES		LETTERS TESTAMENTARY	
D	eceased		

- 1.1 The last will of JUDITH L. FEES late of Skagit County was duly exhibited proven and recorded in this court on JULY 25, 2016.
- 1.2 In that will TERIJ SHOEMAKER named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED JULY 25, 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 JULY 25, 2016.

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

DATED 7/26/1/ MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk