

43869 After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273



201801090098

Skagit County Auditor

1/9/2018 Page

1 of

3 2:18PM

\$76.00

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: **GEORGE J. THEODORATUS**, as Personal Representative for the Estate of Lois M. Theodoratus, Deceased

GRANTEE: **GEORGE J. THEODORATUS**, Trustee of the Lois M. Theodoratus Bypass Trust uwd 12/10/2009

Legal Description;
Abbreviated Form:

Lots 1, 2, and 4, Skagit County SP No. PL93-0042

Additional on Page:

Page 1

Assessor's Tax Parcel No:

350717-1-001-1000; P130113
350717-1-001-1100; P130114
350717-1-001-1200; P130115

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018/07
JAN 09 2018

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

THE GRANTOR, **GEORGE J. THEODORATUS**, in his capacity as the duly appointed, qualified, and acting **Personal Representative** for the Estate of **LOIS M. THEODORATUS, Deceased**, under Skagit County Superior Court Cause No. 16 4 00452 1, in distribution of said estate, hereby conveys and quitclaims to **GEORGE J. THEODORATUS, Trustee of the LOIS M. THEODORATUS BYPASS TRUST uwd 12/10/2009**, as GRANTEE, that certain real property, which was the separate property of **LOIS M. THEODORATUS** (the "decedent") at the time of death of the decedent, together with all after-acquired title therein, situated in the County of Skagit, State of Washington, and legally described as follows:

Lots 1, 2, and 4 of Skagit County Short Plat No. PL93-0042 recorded on April 13, 2010, under Skagit County Auditor's File No. 201004130062, being a portion of the Northeast quarter of Section 17, Township 35 North, Range 7 East, W.M.

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed, all right, title, and interest in the above-described property shall vest in **GEORGE J. THEODORATUS** as Trustee of the **LOIS M. THEODORATUS BYPASS TRUST** uwd 12/10/2009.

DATED: January 3, 2018.

Estate of **LOIS M. THEODORATUS, Deceased**

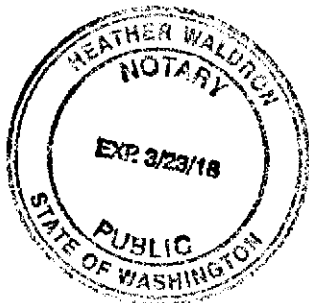
By: *George J. Theodoratus*
GEORGE J. THEODORATUS,
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **GEORGE J. THEODORATUS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the **Personal Representative** of the **Estate of LOIS M. THEODORATUS, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2018.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

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

ESTATE OF: LOIS M THEODORATUS Deceased	CASE NO. 16-4-00452-1 LETTERS TESTAMENTARY
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1.1 The last will of LOIS M THEODORATUS late of Skagit County was duly exhibited proven and recorded in this court on December 29, 2016.

1.2 In that will GEORGE J THEODORATUS named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT **GEORGE J THEODORATUS** is authorized by this court to execute the will of the above decedent according to law.

DATED December 29, 2016

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Linda B. Petrzelka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS E. 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 December 29, 2016.

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

DATED Dec 29 2016 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY Linda B. Petrzelka Deputy Clerk