

Filed for Record at Request of &
When Recorded Return To
Nathan L. McAllister
1313 E. Maple St., Ste. 208
Bellingham, WA 98225



201805210099

05/21/2018 09:57 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2088
MAY 21 2018

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

PERSONAL REPRESENTATIVE'S DEED
(Distribution of Real Property from Testate Estate)

Grantor: THE ESTATE OF ESAU JESSE MOSS

Grantee: KELLY E. MOSS, AS TRUSTEE, OF THE TESTAMENTARY TRUST OF ESSAU JESSE MOSS
F/B/O BARBARA A. MOSS, UNDER THE TERMS OF HIS WILL AND FIRST CODICIL THERETO /D/
3/5/2001

Parcel No.: P81374

Abbreviated Legal: ROCKSIDE HOMES LA CONNER CONDO NO 1 UNIT 106

1. Grantor. I, Kelly E. Moss, as Trustee, of the testamentary trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto /d/ 3/5/2001 , am the duly appointed, qualified, and acting Personal Representative of the Estate of Esau Jesse Moss deceased, Whatcom County Superior Court Case No. 16-4-00118-5.

2. Grantee. The Grantee is Kelly E. Moss, as Trustee, of the testamentary trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto /d/ 3/5/2001 .

3. Decedent's Estate. Decedent Esau Jesse Moss died testate on December 3, 2015. On February 25, 2016, Grantee was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Beneficiaries. Kelly E. Moss, as Trustee, of the testamentary trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto /d/ 3/5/2001 is Decedent's an heir of the said Estate.

5. Real Property. Among the assets of Decedent's estate is the following described real property located in Skagit County, Washington:

APARTMENT NO. 106, "ROCKSIDE HOMES LA CONNER, CONDOMINIUM NO. 1", AS SHOWN ON SURVEY AND FLOOR PLANS RECORDED APRIL 19, 1979, IN VOLUME 12 OF PLATS, PAGES 52 THROUGH 55, INCLUSIVE, UNDER AUDITOR'S FILE NO. 7904190001, AND BY DESIGN ELEVATIONS RECORDED APRIL 19, 1979, UNDER AUDITOR'S FILE NO. 7904190002, AND IDENTIFIED BY DECLARATION RECORDED APRIL 19, 1979, UNDER AUDITOR'S FILE NO. 7904190003, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AN UNDIVIDED 8.13 PERCENT INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS WITHIN SAID CONDOMINIUM, AS SET FORTH IN ARTICLES 5, 6 AND 7 OF SAID DECLARATION.

TOGETHER WITH A NON-EXCLUSIVE AND EXCLUSIVE USE OF AN ACCESS TO THE COMMON AREAS AND LIMITED COMMON AREAS, AS SET FORTH IN ARTICLES 4, 5, 6, 10 AND 19 OF THE SAID DECLARATION.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Subject to: Covenants, Conditions, Restrictions, Exceptions, Easements, and Instruments of Record.

More commonly known as: 812 S Whatcom Street Unit 106, La Conner, WA 98257

Assessor's Property Tax Parcel/Account Number: P81374

6. Consideration. This conveyance is made in consideration of Kelly E. Moss, as Trustee, of the testamentary trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto /d/ 3/5/2001 being a devisee under the Decedent's Will.

7. Conveyance. Grantor conveys, grants, and quitclaims to Kelly E. Moss, as Trustee, of the testamentary trust of Essau Jesse Moss f/b/o Barbara A. Moss, under the terms of his Will and First Codicil thereto /d/ 3/5/2001 all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at his death.

DATED: May 15, 2018

Estate of Esau Jesse Moss, Deceased

By: Kelly E Moss
Kelly E. Moss,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

On this day personally appeared before me Kelly E. Moss, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: May 15, 2018



Nathan McAllister

Signature

Nathan McAllister

Printed Name

NOTARY PUBLIC for Washington

Residing at: Bellingham

My appointment expires on: Oct. 21, 2018

SCANNED

FILED
COUNTY CLERK
2016 FEB 25 PM 12:01
WHATCOM COUNTY
WASHINGTON
BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF ESAU JESSE MOSS Deceased.</p>	<p>No. 16-4-00118-5 LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of **ESAU JESSE MOSS**, deceased, was on the 25TH day of February, 2016, duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **KELLY E MOSS**, has been named Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **KELLY E MOSS**, Executrix, to execute said Will according to law.

WITNESS **Leon F. Henley, Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 25TH day of February, 2016.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
By *Beth Houlton*, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 25TH day of February, 2016 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 17 day of May, 2018.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
By *David Reynolds* Deputy Clerk