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06/01/2018 09:10 AM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF DOUGLAS P. GIBBS**

GRANTEES: **BRIAN JASON GIBBS AND JOSHUA JAMES GIBBS**

RELATED DOCUMENTS: **201107280056, 201106100058**

ABBREVIATED LEGAL DESCRIPTION: SEE BELOW

ASSESSOR'S TAX/PARCEL NUMBERS:

P26547 340419-0-200-0003

P105732 340419-0-201-0100

P26546 340419-0-199-0006

P26545 340419-0-198-0007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182304
JUN 01 2018

Amount Paid \$ 
By  Skagit Co. Treasurer
Deputy

PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED

THE UNDERSIGNED Grantor, Patricia Stephens, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Douglas P. Gibbs, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 17-4-00433-29, and the Grantor acting not in her individual capacity, but solely on behalf of the Estate, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Brian Jason Gibbs and Joshua James Gibbs the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

P26546, P26547, P105732

That portion of government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of First Street in the City of Mount Vernon, as laid out and established 1,694.77 feet North and 445 feet West of the East Quarter Section corner of said Section; Thence North along the West line of First Street, 58.5 feet, to the Northeast corner of those premises conveyed to Carrie E. Griffith by Deed filed under Auditor's File No. 370056; Thence Westerly along the Northerly line of said

Griffith premises 184 feet;
Thence South, 58.5 feet;
Thence East, 184 feet to the point of beginning;

EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by Deed dated November 11, 1953, and recorded December 31, 1953, under Auditor's File No. 496806, records of said County;

TOGETHER WITH the West 35 feet of the following described Tract;

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of First Street in the City of Mount Vernon, as laid out and established, 1,753.27 feet North of and 445 feet, more or less, West of the East Quarter Section corner of said Section;
Thence North along the West line of First Street, 58.5 feet;
Thence West, 184 feet;
Thence South 58.5 feet;
Thence East, 184 feet to the point of beginning.

The above being subject to encumbrances of record as noted on Exhibit B of instrument recorded under Skagit County Auditor's file number 201107280056.

Situated in Skagit County, Washington.

P26545

That portion of Government Lot 9 of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

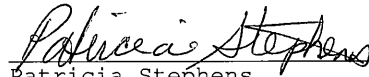
Beginning at a point 1,616.77 feet North and 445 feet west of the East Quarter section corner of said section;
Thence West 214 feet;
Thence North 69 feet 8 inches;
Thence Easterly 214 feet to a point 78 feet north of the Point of beginning;
Thence South 78 feet to the point of beginning;
Except any portion of said premises lying within the boundaries of First Street as the same is laid out and established in the City of Mount Vernon;
And Except that portion conveyed to the State of Washington for State Highway purposes by deed recorded February 1, 1954; under Auditor's File No. 497722, records of Skagit County, Washington.

The above being subject to matters noted on the face of instrument recorded under Skagit County Auditor's file number 201103100058, and including Exhibit A to that instrument.

Situated in Skagit County, Washington.

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 31st day of May, 2018.

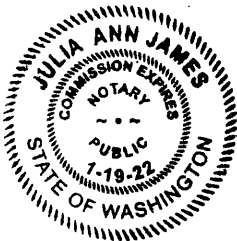


Patricia Stephens
Personal Representative of the Estate
Of Douglas P. Gibbs, Deceased

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me Patricia Stephens, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of Douglas P. Gibbs, deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 31st day of May, 2018.





Julia Ann James
Notary Public in and for the State of
Washington, residing at Mount Vernon.
My appointment expires January 19, 2022

FILED

Skagit County Clerk
Skagit County, WA
12/06/17

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of DOUGLAS P GIBBS:

DECEASED.

No. 17-4-00433-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of DOUGLAS P GIBBS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 06, 2017 .

1.2 In that will PATRICIA S STEPHENS is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 6th day of December, 2017.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen 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 December 06, 2017.

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

DATED: December 06, 2017

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen Denton Deputy Clerk

