



201808310173

08/31/2018 02:53 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

After recording mail to:

Stiles Law Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): Jennifer Donovan, Personal Representative of the
Estate of John Dennis O'Hern
Grantee(s): Rosemary Pinneo
Abbreviated Legal: NE 1/4 NW 1/4 S 10, TWNShp 35 N, R 8 E, WM
Assessor's Tax Parcel #: P43648 / 350810-0-030-0003

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183905
AUG 31 2018

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

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Jennifer Donovan, is the duly appointed, qualified and acting personal representative of the Estate of John Dennis O'Hern, deceased.
2. **ESTATE.** John Dennis O'Hern died on March 12, 2018. On May 31, 2018 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 18-4-00193-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on May 31, 2018 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of John Dennis O'Hern was interest in the real property described as follows:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 599.5 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION;

THENCE NORTH A DISTANCE OF 200 FEET;

THENCE EAST A DISTANCE OF 50 FEET;

THENCE SOUTH A DISTANCE OF 200 FEET;

THENCE WEST A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING,

(BEING KNOWN AS THE EAST 1/2 OF LOTS 1, 2, 3, 4 AND 5, BLOCK 3, MELVILLE'S SUPERIOR ADDITION TO CONCRETE, AN UNRECORDED PLAT.)

SITUATE IN THE TOWN OF CONCRETE, COUNTY OF SKAGIT, STATE OF WASHINGTON.

6. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

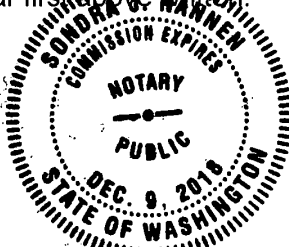
Dated: Aug 29, 2018.

Jennifer Donovan P.R.
Jennifer Donovan
Personal Representative of the Estate of
John Dennis O'Hern, deceased, and not in her
individual capacity

STATE OF WASHINGTON) ss.
COUNTY OF SKAGIT)

On this 29th day of August, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jennifer Donovan, to me known to be the individual who signed as Personal Representative of the Estate of John Dennis O'Hern, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Sondia J. Nunner
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 12-9-18

FILED
Skagit County Clerk
Skagit County, WA
05/31/18

Estate of JOHN DENNIS O'HERN:

LETTERS ADMINISTRATION
(WITH WILL ANNEXED)

1.1 The last will of JOHN DENNIS O'HERN late of SKAGIT County was exhibited, proven and recorded in the court on May 31, 2018.

1.2 On May 31, 2018 the court appointed JENNIFER DONOVAN as personal representative with will annexed.

1.3 The personal representative has qualified.

THIS IS TO CERTIFY THAT JENNIFER DONOVAN is authorized by this court to administer the will of the above decedent according to law.

DATED on this the 31st day of May, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

By 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 of Administration With Will Annexed in the above-named case which was entered of record on May 31, 2018.

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

DATED: **AUG 3 1 2018**

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

Kristen Denton, Deputy Clerk

