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03/25/2019 12:21 PM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

After recording, return to:

Réanne Hemingway-Douglass  
PMB 504, 1004 Commercial Ave.  
Anacortes, WA 98221

**RECORDING COVERSHEET**

Document Title: Personal Representative's Deed

Grantor: Réanne Hemingway-Douglass, Personal Representative of the Estate of Donald Clifton Douglass, deceased

Grantee: Réanne Hemingway-Douglass, a single person

Abbreviated Legal: (3.2600 ac) LOT 4 S/P #92-42 REC AF#9406220073 BEING PTN W 540FT GOV LT 4 LYING N CAMPBELL LAKE RD

Assessor's Tax Parcel ID #: P106049 *07/34/02*

**PERSONAL REPRESENTATIVE'S DEED**

**THE UNDERSIGNED GRANTOR, RÉANNE HEMINGWAY-DOUGLASS**, as the duly appointed, qualified and acting personal representative of the Estate of DONALD CLIFTON DOUGLASS, deceased, in Probate Cause No.19-4-00080-29 in Skagit County Superior Court of Washington and not in her individual capacity, and as authorized by order entered in the above entitled court to settle the Estate of DONALD CLIFTON DOUGLASS, deceased, without the intervention of any court, by this instrument hereby conveys and quit claims to RÉANNE HEMINGWAY-DOUGLASS, a single person, the following described real estate, situated in the County of Skagit, State of Washington:

LOT 4, SP-#11-86, ADDITIONAL LEGAL DESCRIPTION SEE EXHIBITS "A" AND "B"  
P106049, RECORDS OF SKAGIT COUNTY, WASHINGTON

**DATED** this 25<sup>th</sup> day of March, 2019.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

*20191053*  
MAR 25 2019

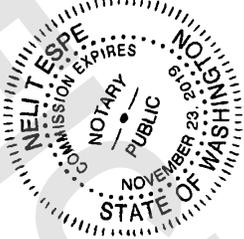
Amount Paid *0*  
By *MG* Skagit Co. Treasurer Deputy

*Réanne Hemingway-Douglass*  
RÉANNE HEMINGWAY-DOUGLASS,  
Personal Representative of the  
Estate of DONALD CLIFTON DOUGLASS, deceased,  
and not in an individual capacity

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 25<sup>th</sup> day of March, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared RÉANNE HEMINGWAY-DOUGLASS, to me known to be the personal representative of the Estate of DONALD CLIFTON DOUGLASS, 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 25<sup>th</sup> day of March, 2019.



Neli T. Espe  
NELI T. ESPE  
Notary Public in and for the State of  
Washington, residing in Anacortes  
My Appointment expires: 11/23/19

**EXHIBIT A**

Lot 4 of Short Plat number 92-042, approved June 21, 1994, recorded June 22, 1994 in Volume 11 of Short Plats, Page 86, under Auditor's File No. 9406220073, records of Skagit County, Washington, being a portion of the West 540 feet of Government Lot 4 of Section 7, Township 34 North, Range 2 East of the Willamette Meridian.

Together with non-exclusive easement for ingress, egress, and maintenance over and across that portion of Lot 1 of said Short Plat 92-042, delineated on the face of said Short Plat as "Clayton Lane"

Situated in Skagit County, Washington.

**EXHIBIT B**

1. Easement delineated on the face of said Short Plat  
 For: Ingress, egress and utilities  
 Affects: As shown on the face of the Short Plat
  
2. Easement provisions contained on the face of said Short Plat, as follows:  

Easement for ingress, egress, maintenance and construction is hereby granted to all utility companies for electric power, water, telephone, television, cable, natural gas and storm drainage, and easement for ingress, egress and maintenance is also granted to Lots 1, 2, 3 and 4.
  
3. Easements, including the terms and conditions thereof, granted by instrument  
 Recorded: July 27, 1994  
 Auditor's No.: 9407 - 27 - 0082, records of Skagit County, Washington  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances  
 Affects:  

Easement No.1: All streets and road right-of-ways as now or hereafter designed, plotted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No.2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.
  
4. Drainfield area as delineated on the face of Short Plat.
  
5. Notes contained on the face of the Short Plat as follows:
  - a. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
  - b. Short Plat number and date of approval shall be included in all deeds and contracts.
  - c. Alternative on-site sewage disposal system may have special design, construction and maintenance requirements. See Skagit County Health Officer for details.
  - d. See Variance No. Var 92043.ord for road standards.
  - e. No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within on official designated boundary of the Skagit County Fire District.
  
6. Agreement, including the terms and conditions thereof, entered into  
 By: Robert Ketterson and Annette Ketterson, husband and wife  
 And between: Mike R Pearl and Claudia G. Pearl, husband and wife  
 Recorded: June 7, 1993  
 Auditor's No.: 9306070018, records of Skagit County, Washington  
 Providing: Easement Agreement

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

Recorded: July 21, 1994

Auditor's No.: 9407210023, records of Skagit County Washington

Executed By: Robert C. Ketterson and Annette Ketterson, husband and wife

Amended by instruments

Recorded: September 22, 1994 and November 30, 1994

Auditor's No.: 9409220073 and 9411300024, records of Skagit County Washington

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument

Recorded: July 21, 1994

Auditor's No.: 9407210023, records of Skagit County Washington

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/07/19

|                                       |   |
|---------------------------------------|---|
| Estate of DONALD CLIFTON<br>DOUGLASS: | No. 19-4-00080-29<br><br>LETTERS TESTAMENTARY |
|---------------------------------------|---|

**I. BASIS**

1.1 The last will of DONALD CLIFTON DOUGLASS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 07, 2019.

1.2 In that will RÉANNE HEMINGWAY-DOUGLASS is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT RÉANNE HEMINGWAY-DOUGLASS is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 7th day of March, 2019.

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
  | ss  
COUNTY OF SKAGIT

I, MELISSA BEATON, 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 March 07, 2019.

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

DATED: March 07, 2019

MELISSA BEATON  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen Denton*  
Deputy Clerk

