



201904010095

04/01/2019 11:16 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

After recording, return to:

Justice Somers Hyland
7556 West Shore Dr.
Anacortes, WA 98221

PERSONAL REPRESENTATIVE'S DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record.

Grantor: Zoanne Myra Hyland, acting as Personal Representative of the Estate of Ansel Quigley Hyland, Deceased.

Grantee: Justice Somers Hyland, a married man, as his separate property.

Assessor's Tax/Parcel Numbers: 350111-0-003-0408 / P31248 ("Parcel 1"),
350111-0-003-0101 / P31245 ("Parcel 2")
350219-0-017-0007 / P32925 ("Parcel 3")

Abbrev. Legal Descriptions: Lot 3 Exc. Rd. & W. 400 ft. & RT#0-003-01 & 02 & 04,
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Sec. 11, Twp. 35 N., Range 1 E, W.M.
(Parcel 1 and Parcel 2)

2019 1152
APR 01 2019

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

Ptn. Of Gov't Lot 2, Sec. 19, Twp. 35 N, Range 2 E.,
W.M.
(Parcel 3)

Reference Numbers of Related Document: 201802140130
(for Legal Descr. of Parcels 1 and 2)

GRANTOR: Zoanne Myra Hyland, whose address is 1501 – 20th Street, Anacortes, WA 98221, in her capacity as the duly appointed, qualified and acting personal representative of the estate of Ansel Quigley Hyland, deceased, under Skagit County Superior Court Cause #18-4-00392-29, does grant, bargain, convey and confirm to:

GRANTEE: Justice Somers Hyland, a married man, as his separate property.

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, and legally described as follows:

Parcels 1 and 2 (P31248 and P31245):

Tract A, Short Plat #10-78, approved March 2, 1978 and recorded in Volume 2 of Short Plats, under Auditor's File No. 874744, records of Skagit County, Washington.

TOGETHER WITH that portion of the North 330 feet of Government Lot 3, Section 11, Township 35 North, Range 1 East, W.M., lying West of said Tract "A", SHORT PLAT NO. 10-78, approved March 2, 1978 and recorded in Volume 2 of Short Plats, page 196, under Auditor's File No. 874744, records of Skagit County, Washington lying Easterly of the following described line:

BEGINNING at the Southeast corner of Government Lot 4 (South ¼ corner) of said Section 11, Township 35 North, Range 1 East, W.M., as shown on the face of Skagit County Short Plat No. 26-89, approved October 16, 1989 and recorded December 11, 1989 under Skagit County Auditor's File No. 8912110014;

thence North 0°06'15" West along the East line of said Government Lot 4 for a distance of 1,321.84 feet, more or less, to the Northeast corner thereof;

thence North 88°53'03" West along the North line of said Government Lot 4, also being the South line of Government Lot 3 of said Section 11, for a distance of 880.68 feet to the Northwest corner of Lot C of said Short Plat No. 26-89 and being the TRUE POINT OF BEGINNING of said line description.

Thence North 43°37'05" West for a distance of 68.33 feet;

Thence North 14°40'54" West for a distance of 629.80 feet;

Thence North 8°11'51" West for a distance of 681.24 feet, more or less, to the North line of said Government Lot 3, at a point bearing North 88°37'43" West a distance of 1,182.34 feet from the Northeast corner thereof, as said Northeast corner is shown on Short Plat No. 10-78, approved March 2, 1978 and recorded March 3, 1978 under Skagit County Auditor's File No. 874744 and being the terminus of said line.

BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

Parcel 3 (P32925):

That portion of Government Lot 2, Section 19, Township 35 North, Range 2 East W.M., described as follows:

Beginning at a point 40 feet East and 40 feet North of center of Commercial Avenue and Twentieth Street in the City of Anacortes, Washington;

thence North along the East line of Commercial Avenue 30 feet;
thence East 90 feet;

thence South 30 feet to the North line of Twentieth Street, produced East;
thence West along said North line to the Point of Beginning.

TOGETHER WITH an easement for community driveway covering the North 5 feet of the approximate West 70.4 feet of the property herein described to be used with a similar easement over the South 3.25 feet of the approximate West 70.4 feet of property adjoining on the North, created by an instrument dated February 25, 1948, filed April 9, 1948, as File No. 416732, and recorded in Volume 225 of Deeds, page 583.

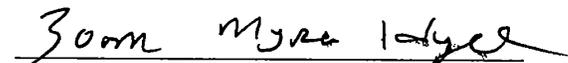
Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Grantor was appointed Personal Representative of the estate of Ansel Quigley Hyland, deceased, under Skagit County Superior Court Cause #18-4-00392-29. By Order of the Superior Court dated November 15, 2018, Grantor was authorized to settle the estate without further court intervention or supervision. Included among the property of the estate of decedent was decedent's interest in the real property legally described above. Decedent died on October 22, 2018, the real property was part of his estate, and this conveyance is made in consideration of distribution of decedent's estate as directed in his Last Will and Testament, and for no other consideration.

Grantor hereby grants and conveys, without warranty except as to persons lawfully claiming, or to claim, by through or under said estate, all right, title and interest the estate holds in and to the above-described real property, and improvements which are a part thereof, together with all after-acquired title of the estate therein, to Justice Somers Hyland, a married man, as his separate property.

Dated this 1 day of April, 2019.


Zoanne Myra Hyland, Personal Representative
Estate of Ansel Quigley Hyland, Deceased

18-4-00392-29
LTRTS 5
Letters Testamentary
4245905



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

FILED
Skagit County Clerk
Skagit County, WA
11/15/18

Estate of ANSEL QUIGLEY HYLAND:

No. 18-4-00392-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of ANSEL QUIGLEY HYLAND late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 15, 2018.

1.2 In that will ZOANNE MYRA HYLAND is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ZOANNE MYRA HYLAND is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 15th day of November, 2018.

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 November 15, 2018.

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

DATED: _____

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____
Deputy Clerk

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated: 11/19



MELISSA BEATON, County Clerk
By: _____
Deputy Clerk

11/19/2018