



201904230105

04/23/2019 11:26 AM Pages: 1 of 9 Fees: \$107.00
Skagit County Auditor

After Recording, Return To:

Virginia C. Antipolo-Utt
ANTIPOLO & PAUL LAW FIRM, P.S.
2825 Colby Avenue, Suite 301
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191463
APR 23 2019

Amount Paid \$5
Skagit Co. Treasurer
By *man* Deputy

PERSONAL REPRESENTATIVE'S DEED

Grantor: M. Joan Weiss, as Personal Representative of the Estate of Marcia K. Weiss

Grantee: Gordon K. Weiss, an unmarried person, as his separate property

Legal Description (abbreviated): Section 31, Township 35 North, Range 3 East, W.M.; Por. S1/2 NE1/4.

Assessor's Tax No: P35114; 350331-0-042-0009

The undersigned GRANTOR, **M. JOAN WEISS**, as the duly appointed, qualified and acting Personal Representative of the Estate of **MARCIA K. WEISS**, deceased, in the Snohomish County Superior Court Probate Cause No. 18-4-01603-31 and not in her individual capacity, and as authorized by Order of Solvency entered in the probate to settle the Estate of Marcia K. Weiss, deceased, without intervention of court, and as evidenced by the letters testamentary dated September 25, 2018 that were recorded with the Skagit County Auditor on or about November 19, 2018 under Auditor's File Number 201811190044, does hereby grant, transfer, bargain, sell, convey and confirm to **GORDON K. WEISS**, an unmarried person as his separate property, as GRANTEE, ONE HUNDRED PERCENT (100%) of such Decedent's interest in the following described real property commonly known as **11453 Bayview Edison Rd. Mount Vernon WA 98273**, situated in Skagit County, State of Washington together with all after-acquired title therein:

PARCEL "A":

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31,
TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

3388.002 00135707

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MOBILE HOME PARK LOCATED AT:
11453 BAYVIEW EDISON RD.
MOUNT VERNON, WA 98273

ORIGINAL

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 52'30" WEST ALONG THE SOUTH LINE OF SAID
SUBDIVISION 621.58 FEET;
THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE
EXISTING COUNTY ROAD 247.13 FEET;
THENCE SOUTH 8 DEGREES 09' WEST 20.37 FEET TO THE SOUTHERLY
BOUNDARY OF SAID ROAD AND THE TRUE POINT OF BEGINNING;
THENCE SOUTH 8 DEGREES 09' WEST 62.10 FEET TO THE SOUTH LINE OF
THE NORTHEAST ¼ OF SAID SECTION 31;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG SAID SOUTH LINE 681.73
FEET;
THENCE NORTH 21 DEGREES 49'30" EAST 301.55 FEET TO THE SOUTHERLY
LINE OF THE COUNTY ROAD;
THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE SOUTHERLY LINE OF
SAID ROAD 162.44 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE
LEFT; SAID CURVE HAVING RADIUS OF 2884.79 FEET;
THENCE ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 3 DEGREES
28'15", AND ARC DISTANCE OF 174.75 FEET TO THE END OF SAID CURVE;
THENCE SOUTH 70 DEGREES 49'25" EAST ALONG THE SOUTHERLY LINE OF
THE COUNTY ROAD 280.87 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT TIDE LANDS OF THE SECOND CLASS, IF ANY.

PARCEL "B":

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31,
TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE SOUTH LINE OF SAID
SUBDIVISION 621.58 FEET;
THENCE NORTH 70 DEGREES 49'25" WEST ALONG THE CENTERLINE OF THE
EXISTING COUNTY ROAD 524.10 FEET TO THE BEGINNING OF A CURVE IN
SAID COUNTY ROAD;
THENCE NORTH 19 DEGREES 10'35" EAST 20.00 FEET TO A POINT ON THE
NORTHERLY BOUNDARY OF SAID ROAD, THE TRUE POINT OF BEGINNING;
THENCE NORTH 10 DEGREES 03'29" EAST 647.29 FEET TO THE CENTERLINE
OF VACATED "H" STREET IN BAYVIEW;
THENCE SOUTH 68 DEGREES 58'20" WEST ALONG SAID CENTERLINE 501.59
FEET TO THE NORTH LINE OF A TRACT CONVEYED TO C. B. PAULSON IN
DEED RECORDED AS AUDITOR'S FILE NO. 370772, RECORDS OF SKAGIT
COUNTY;
THENCE SOUTH 89 DEGREES 53'30" WEST ALONG THE NORTH LINE OF SAID
TRACT 65.28 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE SOUTH 0 DEGREES 06'30" EAST 24.95 FEET TO THE CENTERLINE OF VACATED "H" STREET;

THENCE SOUTH 68 DEGREES 58'20" WEST 62.64 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C. PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 583174 RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID TRACT 216.57 FEET TO A POINT ON A CURVE IN THE NORTHERLY LINE OF SAID COUNTY ROAD HAVING A RADIUS POINT BEARING SOUTH 17 DEGREES 33'01" WEST A DISTANCE OF 1452.39 FEET;

THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION THROUGH A CENTRAL ANGLE OF 5 DEGREES 05'49" A DISTANCE OF 129.20 FEET;

THENCE SOUTH 67 DEGREES 21'10" EAST ALONG THE NORTHERLY LINE OF SAID COUNTY ROAD 228.00 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2844.79 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 28'15" A DISTANCE OF 172.33 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C":

THE PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO DAVID C. PAULSON AND PATRICIA A. PAULSON BY QUIT CLAIM DEED AS RECORDED UNDER AUDITOR'S FILE NO. 583174, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 3 DEGREES 39'50" WEST ALONG THE EASTERLY LINE OF SAID PAULSON TRACT, 216.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE COUNTY ROAD;

THENCE NORTH 1 DEGREE 27'10" WEST, 208.84 FEET TO THE CENTERLINE OF VACATED "H" STREET, IN BAYVIEW;

THENCE NORTH 68 DEGREES 58'20" EAST ALONG THE CENTERLINE OF SAID VACATED "H" STREET, 20.50 FEET TO THE POINT OF BEGINNING. EXCEPT THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 3 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF PARCEL C, AS DESCRIBED IN STATUTORY WARRANTY DEED RECORDED IN VOLUME 750, AT PAGE 86 UNDER AUDITOR'S FILE NO. 8303310070, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE SOUTH 68 DEGREES 57'02" WEST, ALONG THE CENTERLINE OF VACATED "H" STREET IN BAYVIEW, A DISTANCE OF 14.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 1 DEGREE 50'44" WEST, PARALLEL WITH AND 2 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM AN EXISTING FENCE, A DISTANCE OF 103.81 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT C;

THENCE NORTH 1 DEGREE 28'28" WEST, ALONG SAID WEST LINE, A DISTANCE OF 101.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT C;

THENCE NORTH 68 DEGREES 57'02" EAST, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 6.38 FEET TO THE POINT OF BEGINNING.

Subject to encumbrances of record.

Situate in the County of Skagit, State of Washington.

Skagit County Tax Parcel No(s): P35114; 350331-0-042-0009

DATED this 17th day of April, 2019.

MJoan Weiss
M. JOAN WEISS, Personal Representative of the
Estate of Marcia K. Weiss

Attachments:

Exhibit A: Recorded Certified Copy of Letters Testamentary

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me **M. JOAN WEISS**, to me known to be the Personal Representative for the **ESTATE OF MARCIA K. WEISS**, deceased, who executed the within and foregoing instrument and acknowledged to me that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN TO before me by **M. JOAN WEISS** on this 17th day of April, 2019.

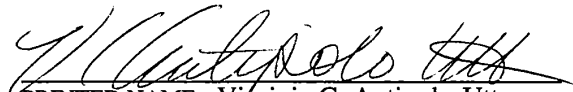

PRINTED NAME: Virginia C. Antipolo-Utt
NOTARY PUBLIC
in and for the State of Washington.
My commission expires: 01/07/2021



Exhibit A to Personal Representative's Deed

Recorded Certified Copy of Letters Testamentary

3388.002 00135707

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MOBILE HOME PARK LOCATED AT:
11453 BAYVIEW EDISON RD.
MOUNT VERNON, WA 98273

201811190044 Conformed Copy

11/19/2018 09:18 AM Total Pages: 6 Fees: \$101.00
Jaanna Youngquist, Auditor, Skagit County, WA

Return Address

VIRGINIA C. ANTIPOLLO-UTT
 ANTIPOLLO & PAUL LAW FIRM, P.S.
 2825 COLBY AVENUE, SUITE 301
 EVERETT, WA 98201

Document Title(s) (or transactions contained therein): Letters Testamentary for Personal Representative's Deed
Reference Number(s) of Documents assigned or released: Snohomish County Superior Court Case No.: 18-4-01603-31 Additional numbers on page _____ of document.
Grantor(s) (Last name first, then first name and initials) Estate of Marcia K. Weiss, Additional names on page _____ of document.
Grantee(s) (Last name first, then first name and initials) M. Joan Weiss, as Personal Representative Additional names on page _____ of document.
Legal description (abbreviated: i.e. lot, block, plat or section, township, range, county) (TAX 36) INCLUDING MANUFACTURED HOME; 1981 GLENRIVER 70X28 S/N GR1841XY ON SPACE #9; A PORTION OF THE S1/2 OF THE NE1/4 DESCRIBED IN AF#727620 TOGETHER WITH THAT PORTION OF THE S1/2 OF THE NE1/4 OF SAID SECTION 31 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THAT CERTAIN TRACT CONVEYED TO DAVID AND PATRICIA PAULSON BY DEED RECORDED AF#583174 THENCE SOUTH 3-39-50 WEST ALONG THE EASTERLY LINE OF SAID PAULSON TRACT 216.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF COUNTY ROAD; THENCE NORTH 1-27-10 WEST 208.84 FEET TO THE CENTERLINE OF VACATED 'H' STREET IN BAYVIEW; THENCE NORTH 68-58-20 EAST ALONG THE CENTERLINE OF SAID VACATED 'H' STREET 20.50 FEET TO POINT OF BEGINNING EXCEPT COMMENCING AT THE NORTHEAST CORNER OF PARCEL C DESCRIBED IN DEED RECORDED AF#8803310070; THENCE SOUTH 68-57-02 WEST ALONG THE CENTERLINE OF VACATED 'H' STREET IN BAYVIEW 14.12 FEET TO TRUE POINT OF BEGINNING; THENCE SOUTH 1-50-44 WEST PARALLEL WITH AND 2 FEET EASTERLY AS MEASURED AT RIGHT ANGLES FROM AN EXISTING FENCE 103.81 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID TRACT C; THENCE NORTH 1-28-28 WEST ALONG THE SAID WEST LINE 101.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT C; THENCE NORTH 68-57-02 EAST ALONG THE NORTH LINE OF SAID TRACT C 6.83 FEET TO POINT OF BEGINNING Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Numbers

P35114 350331-0-042-0009

Property Tax Parcel ID is not yet assigned

Additional parcel numbers on page ____ of document

The Auditor/Recorder will rely on the information provided on the form. The responsibility for the accuracy of the indexing information is that of the document preparer.

FILED

18 SEP 25 PM 2:00

SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASUPERIOR COURT OF STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH
Estate of

MARCIA K. WEISS

CASE NO. 18-4-01603-31

LETTERS TESTAMENTARY

Deceased

(LTRTS)

WHEREAS, the Last Will of the above named deceased having been duly exhibited, proven, and recorded on SEPTEMBER 17, 2018 in this said Superior Court; and whereas, it appears in and by said will that M. JOAN WEISS is appointed Personal Representative thereon, and, whereas, said Personal Representative has duly qualified, now, therefore, know all persons by these presents, that we do hereby authorize the said Personal Representative to execute said Last Will according to law.

Witness my hand and the seal of said court, dated: 9/25/2018

Sonya Kraski, Clerk of Superior Court

By B. Mac 

CERTIFICATE

I Sonya Kraski, Clerk of the Snohomish County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above named case and were entered on: September 25, 2018

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

Dated: SEP 25 2018

Sonya Kraski, Clerk of Superior Court

By B. Mac 