



201906180050

06/18/2019 02:22 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING RETURN TO:

Douglas S. Lloyd
SMITH & ZUCCARINI, P.S.
2155 - 112th Avenue NE
Bellevue, WA 98004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2404
JUN 18 2019

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

DOCUMENT TITLE(S): Special Warranty Deed
(Personal Representative's Deed)

GRANTORS: HOLLY MATCHETT GILES and ROBERT A. RICHARDS, Co-Personal Representatives of the Estate of Paul J. Giles, Jr., Deceased

HOLLY MATCHETT GILES, individually

GRANTEE: HOLLY MATCHETT GILES, Trustee of the Paul Giles Jr. GST Exempt Marital Trust

ABBREVIATED LEGAL: Tract "D", "THE POINTE AT VISTA SAN JUAN, DIV. No. 1"

ASSESSOR'S TAX PARCEL NO.: 4489-000-999-0000

**SPECIAL WARRANTY DEED
(Personal Representative's Deed)**

The Grantors, Holly Matchett Giles and Robert A. Richards, Co-Personal Representatives of the Estate of Paul J. Giles, Jr., Deceased (King County Superior Court Cause No. 18-4-01878-9 SEA) and Holly Matchett Giles, individually, for no monetary consideration, and in partial distribution of the assets of the estate, grant, bargain, sell, convey and confirm to Grantee Holly Matchett Giles, Trustee of the Paul Giles Jr. GST Exempt Marital Trust, the following described real estate, situated in the County of Skagit, State of Washington:

Tract D, THE POINTE AT VISTA SAN JUAN, DIVISION NO. 1, according to the plat thereof recorded in Volume 14 of Plats, pages 32, 33 and 34, records of Skagit County, Washington.

SUBJECT TO all conditions, covenants, restrictions, reservations, easements and agreements of record.

Skagit County Assessor's Tax Parcel #4489-000-999-0000.

The Grantors for themselves and for Grantors' successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors and not otherwise, will forever warrant and defend the said described real estate.

DATED this 7th day of June, 2019.

GRANTORS:

Holly Matchett Giles

Holly Matchett Giles, individually and as Co-Personal Representative of the Estate of Paul J. Giles, Jr., Deceased

Robert A. Richards

Robert A. Richards, as Co-Personal Representative of the Estate of Paul J. Giles, Jr., Deceased

STATE OF WASHINGTON)
COUNTY OF KING Skagit) ss.

This record was acknowledged before me on June 7th, 2019 by HOLLY MATCHETT GILES, individually and as Co-Personal Representative of the Estate of Paul J. Giles, Jr., Deceased.



Stephanie S. Ashley
(Signature of Notary)
Stephanie S. Ashley
(Legibly Print or Stamp Name of Notary)
Notary public in and for the state of Washington,
My appointment expires December 19, 2022

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ~~Placer~~)
NEVADA

On 06/06/2019 before me, JACK BERNARDO JR **Notary Public**, personally appeared ROBERT A. RICHARDS, as Co-Personal Representative of the Estate of Paul J. Giles, Jr., Deceased, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

J. Bernardo (Seal)
Notary Public



FILED

2018 MAR 27 AM 8:28

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

**CERTIFIED
COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF PAUL J. GILES, JR., DECEASED	NO: 18-4-01878-9 SEA LETTERS TESTAMENTARY (LTRTS)
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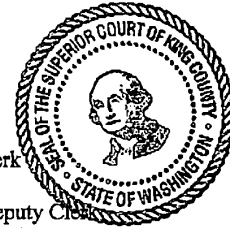
The last will of the above named decedent was duly exhibited, proven and filed on March 26th, 2018. It appears in and by said will that: **HOLLY MATCHETT GILES and ROBERT A. RICHARDS** are named Executor(s) and by order of this court are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: March 27, 2018.

BARBARA MINER
King County Superior Court Clerk

By:  , Deputy Clerk

T. BROWN



• NOT OFFICIAL WITHOUT SEAL •

I BARBARA MINER Clerk of the Superior Court of the State of Washington for King County do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date

JUN - 6 2019

BARBARA MINER Superior Court Clerk

By: 
Deputy Clerk

D. E. RAFFERTY

