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06/20/2019 01:26 PM Pages: 1 of 5 Fees: \$103.00
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): Wanda Chinn-Hanson, Personal Representative of the
Estate of Wallen Long Chinn

Grantee(s): Mei-Fong Chinn

Assessor's Tax Parcel #s: 4076-062-020-0106 / P71723
4077-130-001-0004 / P72154
4077-130-004-0001 / P72164
4076-040-011-0004 / P71564
4076-025-011-0005 / P71456
4076-022-020-0001 / P71437

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192442
JUN 20 2019

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Wanda Chinn-Hanson, is the duly appointed, qualified and acting personal representative of the Estate of Wallen Long Chinn, deceased.
2. **ESTATE.** Wallen Long Chinn died on February 15, 2018. On March 30, 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. 18-4-00123-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on March 30, 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 Wallen Long Chinn was interest in the real property described as follows:

4076-062-020-0106 / P71723
319 Regent Street, Burlington, WA 98233

PARCEL A:

The South 8 feet of Lots 1 and 2, Block 62, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

PARCEL B:

Lots 18, 19 and 20, Block 62, AMENDED PLAT OF BURLINGTON, according to the plat thereof recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

EXCEPT the South 55 feet thereof.

ALL Situated in Skagit County, Washington.

4077-130-001-0004 / P72154

821 Anacortes Street, Burlington, WA 98233

Lot 1, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASH.", as per plat recorded in Volume 3 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the North 165 feet thereof.

TOGETHER WITH the Westerly 10 feet of vacated Anacortes Street abutting thereon which has reverted to said premises by operation of law by Ordinance No. 39 of the Town of Burlington as recorded under Auditor's File No. 8410230015.

Situate in the County of Skagit, State of Washington.

4077-130-004-0001 / P72164

850 S Pine Street, Burlington, WA 98233

The West 115 feet of Lot 4, Block 130, "FIRST ADDITION TO BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, EXCEPT the South 28 feet thereof.

4076-040-011-0004 / P71564

423 Fairhaven Avenue, Burlington, WA 98233

North 10 feet of Lots 8, 9, 10 and 11, and all of Lots 2, 3, 4, 5, 6, 7, 12 and 13, all in Block 40, "Amended Plat of Burlington", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington;

Together with the vacated south half of the alley adjoining said Lots 8, 9 and 10 on the North and Together with the vacated North half of the vacated alley adjoining said Lots 4, 5, 6 and 7 on the South; and together with the vacated alley lying between said Lots 2 and 3 and said Lots 12 and 13.

4076-025-011-0005 / P71456

216 N Spruce Street, Burlington, WA 98233

Lots 3, 4, 5 and 6, except the North 76 feet thereof, and the North 50 feet of Lots 7, 8, 9, 10 and 11, Block 25, "Amended Plat of Burlington, Skagit County, Wash.," as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

INCLUDING

The South 50 feet of Lots 7, 8 and 9, and the West 18 feet of the South 50 feet of Lot 10, "AMENDED PLAT OF BURLINGTON", according to Plat recorded in Volume 11 of Plats, page 17, records of Skagit County, Washington, ALL BEING LOCATED IN BLOCK 25 OF SAID PLAT.

4076-022-020-0001 / P71437

675 E Hazel Avenue, Burlington, WA 98233

Lots 18, 19 and 20, Block 22, "AMENDED PLAT OF BURLINGTON", according to the plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

SUBJECT TO:

1. Reservations in Deed from Jack Benston, a single man, recorded July 29, 1963, under Auditor's File No. 638935, as follows: EXCEPTING and reserving unto the Grantor the right to use and occupy the North 25 feet of the East 25 feet of said Lot 20, for and during the period of his natural lifetime.
2. Last half general real estate taxes for 1982.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Mei-Fong Chinn, as her separate property, the above described property, together with all after acquired title of the grantor therein.

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: June 20, 2019.

WC Hanson

Wanda Chinn-Hanson
Personal Representative of the Estate of
Wallen Long Chinn, deceased, and not in her
individual capacity

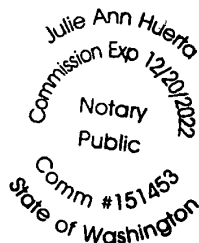
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 20 day of June, 2019, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Wanda Chinn-Hanson**, to me known to be the individual who signed as Personal Representative of the Estate of Wallen Long Chinn, 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.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 12-20-22



MAVIS E. BETZ, CO. CLERK
Deputy

MAR 30 2018

SKAGIT COUNTY, WASH
FILED

SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

ESTATE OF: WALLEN LONG CHINN, Deceased	CASE NO. 18-4-00123-29 LETTERS ADMINISTRATION
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I. BASIS

- 1.1 WALLEN LONG CHINN late of Skagit County died intestate on or about February 15, 2018, leaving property in this state subject to administration.
- 1.2 On March 30, 2018, the court appointed WANDA CHINN-HANSON to administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT **WANDA CHINN-HANSON** is authorized by the court to administer the estate of the above decedent according to law.

DATED MARCH 30, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Linda B. Petrzelka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss

I, **MELISSA BEATON** Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on March 30, 2018.

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

DATED **JUN 20 2019**

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

