



201906210030

06/21/2019 09:43 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF;  
AND AFTER RECORDING RETURN TO: SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JACOB COHEN  
Post Office Box 889  
Oak Harbor, WA 98277

2019 2457  
JUN 21 2019

Amount Paid \$ 2005.24  
Skagit Co. Treasurer  
By *mm* Deputy

Grantor(s): Michael E. Joy, as the Personal Representative of the Estate of Lowell Eugene Joy  
Grantee(s): Beverly K. Joy, the widow of Lowell Eugene Joy  
Legal Description (abbreviated): TR 'A' S/P 29-73 AKA PTN OF S1/2 NW1/4 NE1/4 DAF BAAP ON E LI OF NW1/4 NE1/4 WH IS S 0-0 2-40 E 713.4FT FR NE COR TH S 0-02-40 E ALG E LI 290.17FT TO INSEC WI N LI OF S 330FT OF SUB TH N 89-03-45 W ALG N LI 502.87FT TO TPOB TH N 0-02-40 W 163FT T HN 89-03-45 W PP/L WI N LI OF S 330FT OF SUB 115.65FT TH S 87-40-13 W 175.18FT T ELY MGN OF BLODGETT RD TH SLY ALG ELY MGN 155.74FT TO INT WI SD N LI OF S 330 FT OF SUB TH S 89-03-45 E ALG N LI 265 .60FT TPOB DT17 DK03  
Assessor's Tax Parcel ID#: 340432-1-014-0109

### PERSONAL REPRESENTATIVE'S DEED

1. **Grantor:** The undersigned Grantor, Michael E. Joy, is the duly appointed, qualified and acting personal representative of the estate of Lowell Eugene Joy, deceased.

2. **Estate:** Lowell Eugene Joy died on June 7, 2018, and Michael E. Joy was appointed personal representative on September 11, 2018 in the Superior Court of the State of Washington for the County of Skagit, Cause No. 18-4-00313-29, (the "probate proceedings").

3. **Nonintervention Powers:** By Order of Solvency entered on September 11, 2018 in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.

*MA* 4. **Conveyance:** Michael E. Joy, the Personal Representative of the Estate of Lowell Eugene Joy, Skagit County Cause No. 18-4-00313-29 for and in consideration of \$112,092.<sup>33</sup> grants, bargains, sells, conveys and confirms, to Beverly K. Joy, the widow of Lowell Eugene Joy, and not remarried since his death, the interest of the Decedent Lowell Eugene Joy in the following real property situated in the County of Skagit, State of Washington, as follows:

See Exhibit A attached hereto and incorporated by reference as fully set forth herein.

Subject to all easements, encumbrances, restrictions and reservations of record.

Assessor's Property Tax Parcel/Account Number(s): 340432-1-014-0109

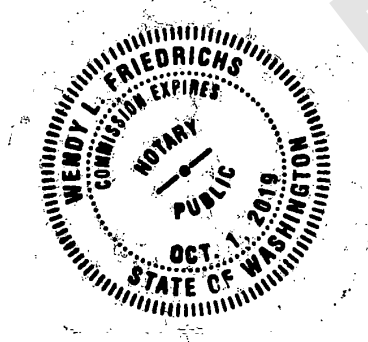
DATED: 6-19-19

Michael E Joy  
MICHAEL E. JOY  
Personal Representative of the estate of Lowell Eugene Joy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Michael E. Joy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, as personal representative of the estate of Lowell Eugene Joy, deceased, for the uses and purposes therein mentioned, being thereunto duly authorized.

GIVEN under my hand and official seal this 19<sup>th</sup> WF day of June, 2019.



Wendy L. Friedrichs  
NOTARY PUBLIC in and for the state of  
Washington, residing at Sedro Woolley  
My commission expires: 10-1-19

## EXHIBIT A

## DESCRIPTION:

That portion of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at a point on the East line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , which is South  $0^{\circ}02'40''$  East 713.4 feet, government measurement, from the Northeast corner thereof (true measurement equals 713.97 feet);  
thence South  $0^{\circ}02'40''$  East, along said East line, 290.17 feet to an intersection with the North line of the South 330 feet of said subdivision, as measured along the West line thereof;  
thence North  $89^{\circ}03'45''$  West, along said North line, 502.87 feet to the true point of beginning;  
thence North  $0^{\circ}02'40''$  West 163.00 feet;  
thence North  $89^{\circ}03'45''$  West, parallel with said North line of the South 330 feet of said subdivision, 115.65 feet;  
thence South  $87^{\circ}40'13''$  West 175.18 feet to the Easterly margin of the Blodgett Road;  
thence Southerly along said Easterly margin 155.74 feet to an intersection with said North line of the South 330 feet of said subdivision;  
thence South  $89^{\circ}03'45''$  East, along said North line 265.60 feet to the true point of beginning, also known as Tract "A" of Short Plat No. 29-73, approved June 18, 1973.

Situate in the County of Skagit, State of Washington.



9/12/2018

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SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
09/11/18

Estate of **LOWELL EUGENE JOY:**

No. 18-4-00313-29

LETTERS TESTAMENTARY

**I. BASIS**

1.1 The last will of LOWELL EUGENE JOY late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on September 11, 2018.

1.2 In that will MICHAEL E JOY is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MICHAEL E JOY is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 11th day of September, 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 September 11, 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 6-21-19



MELISSA BEATON, County Clerk

By: [Signature]  
Deputy Clerk