



201908060026

08/06/2019 09:08 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF MEYERS, NEUBECK & HULFORD, P.S.
2828 NORTHWEST AVENUE
BELLINGHAM, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20193222
JUL 31 2019

Amount Paid \$0
Skagit Co. Treasurer

By *hlm* Deputy

PERSONAL REPRESENTATIVE'S DEED

(Distribution of Real Property from Testate Estate)

Grantor: LEANNE JAY DUKE, Personal Representative of the Estate of IRENE HELEN LOZIER

Grantee: LEANNE JAY DUKE, individually

Assessor's Parcel No.: P27927

Abb'd legal: (5.9600 ac) NE1/4 NW1/4 SE1/4 E OF RD (full legal below)

1. **Grantor.** I, LEANNE JAY DUKE, am the duly appointed, qualified, and acting Personal Representative of the estate of IRENE HELEN LOZIER, Skagit County Superior Court Case No. 18-4-00108-29. See attached certified Letters Testamentary.

2. **Grantee.** The Grantee is LEANNE JAY DUKE, a beneficiary of IRENE HELEN LOZIER's estate.

3. **Decedent's Estate.** Decedent, IRENE HELEN LOZIER, died on January 6, 2018, with a validly executed Will dated April 27, 2012. On March 16, 2018, Grantor was appointed Personal Representative of Decedent IRENE HELEN LOZIER'S Will and granted Nonintervention Powers for the administration of Decedent's estate.

4. **Beneficiaries.** LEANNE JAY DUKE is a beneficiary of Decedent's estate.

5. **Real Property.** Among the assets of Decedent's estate is the following described real property, and all improvements thereon, located in Skagit county, Washington:

SECTION 26 T34N, R4E, BLOCK 1, NE1/4, OF NE1/4, OF SE1/4 EAST OF ROAD, IN
SKAGIT COUNTY, WASHINGTON.

APN: P27927

6. **Consideration.** This conveyance is made in consideration of the Grantee being Beneficiary under the terms of IRENE HELEN LOZIER's Will.

7. **Conveyance.** Grantor conveys, grants, and quitclaims to LEANNE JAY DUKE all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at her death.

Dated this 19 day of July, 2019.

Estate of IRENE HELEN LOZIER, Deceased

Leanne J. Duke
By: LEANNE JAY DUKE, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that LEANNE JAY DUKE is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 19 day of July, 2019.



Hugh Engelhoff

Hugh Engelhoff
(Printed Name of Notary Public)
NOTARY PUBLIC for State of Washington
Residing in: Bellingham
My appointment expires: 10/04/2019

