

202001080012

01/08/2020 08:55 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return to:

Barron Smith Daugert, PLLC
300 N. Commercial St.
Bellingham, WA 98225

PERSONAL REPRESENTATIVE'S DEED

Grantor: STEPHEN GARRY POWERS, as Personal Representative ESTATE OF
FREDA ELEANOR POWERS, Deceased;

Grantees: NORMAN ROSS POWERS, a married man as his separate property;
NORMAN ROSS POWERS, as Personal Representative of the ESTATE OF
ROY ALLEN POWERS, Deceased; and
STEPHEN GARRY POWERS, an unmarried man

Assessor's Tax/Parcel Nos.: (1) 340321-0-002-0000 / P22213
(2) 340321-0-005-0007 / P22216
(3) 340321-4-004-0109 / P22251
(4) 340321-4-005-0009 / P22252
(5) 340328-1-003-0000 / P22860

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020-127
JAN 07 2020

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer
Deputy

Abbreviated Legal Descriptions (Full Legal Descriptions on Page 3 and 4):

- (1) (6.0800 ac) CU F&A #297 AF#751223 1973 TRNSF AF#874718 DR 15 DK 12 TAX 2AAA PORTION IN SECTION 21, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COM ON N LINE OF NE1/4 OF SE1/4 660' FROM ITS NE COR TH S 1-34 W 470' TH S 38-05 W 256' TH S 47-25 W 673' TO W LINE OF SD NE 1/4 SE 1/4 AT A PT 1125' S OF ITS NW COR LESS E 353' & RD TAX 2AAB
- (2) (4.5700 ac) CU F&A #297 AF#751223 1973 TRNSF AF#874718: DR 15: DK 12: TAX 2ABA LESS 2ABB & TRACT A SHORT PLAT #94-78, AF#890503, BEING A PTN NE1/4 SE1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.
- (3) (12.6000 ac) CU F&A #297 AF#751223 1973 TRNSF AF#874718: DR 15: DK 12: NW1/4 SE1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., S OF RD
- (4) (40.0000 ac) CU F&A #297 AF#751223 1973 TRNSF AF#874718: DR 15: DK 1: SW1/4 OF SE1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.
- (5) (39.1000 ac) CU F&A #118 AF#789705 1975: DR 15: DK 1: NW1/4 NE1/4, SECTION 28, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RD

Stephen Garry Powers is the duly appointed and acting personal representative of the Estate of Freda Eleanor Powers, Deceased. Freda Eleanor Powers died on June 17, 2017 and on December 3, 2019, Stephen Garry Powers was appointed as Personal Representative of her estate, with non-intervention powers, under Skagit County, Washington Superior Court Cause Number 19-4-00393-29. For and in consideration of estate distribution and for no other consideration, the Grantor, Stephen Garry Powers, as personal representative of the Estate of Freda Eleanor Powers, Deceased, and not in his individual capacity, hereby grants bargains, sells, conveys and confirms to the Grantees, Norman Ross Powers, a married man as his separate property; Norman Ross Powers, as Personal Representative of the Estate of Roy Allen Powers, Deceased; and Stephen Garry Powers, an unmarried man; each an undivided one-third interest in the Grantor's undivided one-third interest in following described real estate, situated in the County of Skagit, State of Washington:

Legal Description attached as Exhibit A.

Stephen Garry Powers
STEPHEN GARRY POWERS

Date: 12-23-19

Personal Representative
Estate of Freda Eleanor Powers, Deceased

CALIFORNIA NOTARY 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 Sonoma

On December 23, 2019 before me, Jessica Kane, Notary Public, (name and title of officer)

personally appeared Stephen Garry Powers, 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 ~~she/he/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) 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.

Signature *Jessica Kane* (Seal)



EXHIBIT A

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 21, Township 34 North, Range 3 East W.M., lying Northerly and Westerly of the following described line:

Beginning at a point on the North line of said described Northeast 1/4 of the Southeast 1/4, 660.6 feet West of the Northeast corner thereof; thence South 1°34' West, 470 feet; thence South 38°95' West, 256 feet; thence South 47°25' West, 673 feet; more or less, to the West line of said Northeast 1/4 of the Southeast 1/4 at a point 1125 feet South of the North line thereof, and the terminus of said line; EXCEPT from the above the following described tracts:

(1) Beginning at the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence South 0°24'30" West along the West line of said subdivision, 537.50 feet; thence North 89°45' East parallel to the North line of said subdivision 17.00 feet to the true point of beginning; thence continuing North 89°45' East, 149.40 feet; thence South 0°24'30" West, 61.62 feet; thence South 48°11' West, 183.80 feet; thence South 77°32' West, 13.57 feet; thence North 0°24'30" East along a line parallel to and 17.00 feet East of the West line of said subdivision, a distance of 186.40 feet to the true point of beginning.

(2) Tract "A" of Skagit County Short Plat No. 94-78, approved November 1, 1978 and recorded November 1, 1978 under Auditor's File No. 890503, in Volume 3 of Short Plats, page 37, records of Skagit County, Washington.

That portion of the West 1/2 of the Southeast 1/4 of Section 21, Township 34 North, Range 3 East W.M., lying Southerly of the following described line:

Beginning at the Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section, thence North along the West line of said Northwest 1/4 of the Southeast 1/4, a distance of 4.12 chains (271.92 feet) to the

true point of beginning of this line, thence North $87^{\circ}19'$ East, a distance of 15.92 chains (1050.72 feet), more or less; thence North $47^{\circ}47'$ East 5.19 chains (342.54 feet) to the East line of the Northwest $1/4$ of the Southeast $1/4$ of said Section, and the terminus of said line.

The Northwest $1/4$ of the Northeast $1/4$ of Section 28, Township 34 North, Range 3 East W.M., LESS road.

All of the above situate in the County of Skagit, State of Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
12/03/19

Estate of FREDA ELEANOR POWERS:	No. 19-4-00393-29 LETTERS TESTAMENTARY
------------------------------------	---

I. BASIS

1.1 The last will of FREDA ELEANOR POWERS late of SONOMA County, State of CALIFORNIA was duly exhibited proven and recorded in this court on December 03, 2019.

1.2 In that will STEPHEN GARRY POWERS is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT STEPHEN GARRY POWERS is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 3rd day of December, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, 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 Testamentary in the above-named case which was entered of record on December 03, 2019.

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

DATED: December 03, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

