

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1231463

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-1644
Date 05/11/2020

QUITCLAIM DEED

This instrument prepared by:

Jay A. Rosenberg, Rosenberg LPA, Washington State Bar Number 50102; 3805 Edwards Road,
Suite 550, Cincinnati, Ohio 45209.

ASSESSOR PARCEL IDENTIFICATION NUMBER:
4036-003-006-0008, P70225

**ABBREVIATED LEGAL Lot 6 and the North 62.33 feet of Lot 5, Block 3, "WAGNER'S
HOPE ISLAND ADDITION**

Exempt from excise tax. WAC 458-61A-202 (4)(f) *Inheritance/Probate*

Kathleen A. Wadland, Personal Representative of the Estate of Donald W. Wadland, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 19-4-00361-29 and Kathleen A. Wadland, as her separate property, hereinafter grantor, whose tax-mailing address is 17290 Golden View Avenue, La Conner, WA 98257, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, conveys and quitclaims to Kathleen A. Wadland, an unmarried woman, hereinafter grantee, whose tax mailing address is 17290 Golden View Avenue, La Conner, WA 98257, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

Prior instrument reference: 200509200149 recorded on 09/20/2005

Executed by the undersigned on March 10, 2020:

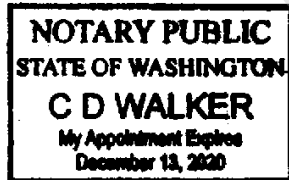
Kathleen A. Wadland

**Kathleen A. Wadland as Personal Representative of the Estate of
Donald W. Wadland, and as her separate property**

STATE OF Washington
COUNTY OF Skagit

The foregoing instrument was acknowledged before me on 03/10/, 2020 by **Kathleen A. Wadland as Personal Representative of the Estate of Donald W. Wadland, and as her separate property**, who is personally known to me or has produced WA. DRIVERS LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

C D Walker
Notary Public



19-4-00361-29
LRTS 7
Letters Testamentary
BS44188



**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

FILED
Skagit County Clerk
Skagit County, WA
11/05/19

Estate of DONALD W. WADLAND:	No. 19-4-00361-29
	LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of DONALD W. WADLAND late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 05, 2019.

1.2 In that will KATHLEEN A. WADLAND is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KATHLEEN A. WADLAND is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 5th day of November, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

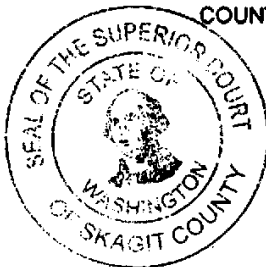
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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 November 05, 2019.

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

DATED: 2/10/2020

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY


Deputy Clerk

EXHIBITA

All that certain lot or piece of ground situated in SKAGIT COUNTY, WASHINGTON.

All of Lot 6 and the North 62.33 feet of Lot 5, Block 3, "WAGNER'S HOPE ISLAND ADDITION," as per plat recorded in Volume 6 of Plats, page 12, records of Skagit County, Washington.

Property I.D. No.: P70225