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08/03/2020 11:27 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

Jones Butler Dolan, PS
P. O. Box 2784
Mount Vernon, WA 98273
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201930
JUN 03 2020

Amount Paid \$0
Skagit Co. Treasurer
By MA Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Ann L. Olsen and Francis K. Olsen, by and through Mark D. Johnson, Personal Representative

GRANTEES: Mark D. Johnson, Trustee for the Special Needs Trust for the Benefit of Koa Olsen

ADDRESS: 1923 Creekside Place
Anacortes, WA 98221

PARCEL NUMBER: P99880 / 4569-000-076-0005

LEGAL DESCRIPTION: Lot 76, "CREEKSIDE VILLAGE, PHASE III, DIVISION 2", according to the plat thereof recorded in Volume 15 of Plats, page 12 and 13, records of Skagit County, Washington

Situated in Skagit County, Washington

SUBJECT TO: Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any

REFERENCE: 9804130177

1. **Grantor.** Mark D. Johnson, as the duly appointed, qualified, and acting Personal Representative of the Estate of Ann L. Olsen and Francis K. Olsen, deceased.
2. **Grantee.** Mark D. Johnson, Trustee for the Special Needs Trust for the Benefit of Koa Olsen.
3. **Decedent's Estate.** Ann L. Olsen died testate on March 30, 2019. Francis K. Olsen died testate on December 24, 2019. Grantor was appointed as Personal Representative of the Estate of Ann L. Olsen and Francis K. Olsen in the State of Washington, Superior Court for Skagit County, No. 20-4-00020-29, on January 22, 2020. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of the Letters of Testamentary are attached hereto as Exhibit A.
4. **Will Provision.** Article IV of the Last Wills & Testaments of Ann L. Olsen and Francis K. Olsen provides that Decedents' interest in the above described real property shall be distributed to the Trustee of the Special Needs Trust for Kao Olsen.
5. **Real Property.** Among the assets of Decedents' estate is Decedents' interest in the real property described above, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequests in the Last Wills & Testaments of Ann L. Olsen and Francis K. Olsen.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Mark D. Johnson, Trustee for the Special Needs Trust of Kao Olsen, pursuant to the Last Will & Testament of Ann L. Olsen and Francis K. Olsen, all of the interest of Decedents' estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedents' interest in the real property at their death.
8. **Limitations of Covenants.** Grantor expressly limits, for himself and his successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This 1 day of June, 2020.

FILED

Skagit County Clerk
Skagit County, WA
01/22/2020

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

IN RE THE ESTATES OF: ANN L. OLSEN & FRANCIS K. OLSEN:	No. 20-4-00020-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of ANN L. OLSEN & FRANCIS K. OLSEN late of SKAGIT County, State of WASHINGTON were duly exhibited proven and recorded in this court on January 22, 2020.
- 1.2 In these wills MARK D. JOHNSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT MARK D. JOHNSON is authorized by this court to execute the wills of the above decedents according to law.

DATED 01/22/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 January 22, 2020.

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

DATED: 01/23/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

