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Skagit County Auditor

Return Address:
CMS Law Firm, LLC
811 Kirkland Avenue, Suite 201
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20201953
JUN 04 2020

Amount Paid \$
By Skagit Co. Treasurer
Deputy

PERSONAL REPRESENTATIVE'S DEED

DOCUMENT TITLE(S): PERSONAL REPRESENTATIVE'S DEED
GRANTOR(S): ANN L. KEARNEY, Executor of the Estate of DAVID BRIAN ASHCRAFT, Deceased
GRANTEE(S): ANN L. KEARNEY, an individual
LEGAL DESCRIPTION (ABBREVIATED): Lot 554, Shelter Bay Div. 3.
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT NUMBER: 5100-003-554-0000, P129312, S3302020286
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

1. GRANTOR. The undersigned Grantor, ANN L. KEARNEY, is the duly appointed, qualified and acting Executor of the Estate of DAVID BRIAN ASHCRAFT, Deceased.
2. ESTATE. DAVID BRIAN ASHCRAFT died on January 19, 2020, and ANN L. KEARNEY was appointed Executor of the Estate on February 10, 2020, in the State of Washington Superior Court for King County in Cause No. 20-4-00959-5 SEA.
3. NONINTERVENTION POWERS. An Order Confirming Nonintervention Powers to Executor and Solvency was entered on February 10, 2020, and Grantor was authorized to settle the Estate without further court intervention or supervision.

4. CONVEYANCE. As a distribution from the Estate, pursuant to WAC 458-61A-202(6)(f), Grantor hereby bargains, sells and conveys to ANN L. KEARNEY the following described real estate, situated in the County of Skagit, State of Washington:

Any and all Fixtures of said property including the House and Out Buildings(s), if any.

Said personal property is currently located at: 554 Klamath Drive, La Conner, WA 98257

On the following described real property:

Leasehold estate affecting the following land created by the instrument herein referred to as the Lease which is identified as follows:

Dated: October 10, 1972

Recorded: June 2, 1978

Auditor's File No.: 882315, records of Skagit County, Washington.

Lessor: Shelter Bay Company, a Washington Corporation

Lessee: Eugene L. Stonehocker and Josephine N. Stonehocker, husband and wife

Assignment of Leasehold Estate and the terms, provisions and conditions thereof.

Recorded: August 7, 2019, Auditor's File No. 201908070012

Abbreviated Legal: Lot 554, Shelter Bay Div. 3.

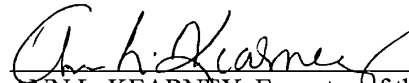
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 5100-003-554-0000, P129312, S3302020286

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-172913-OE.

5. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: 5/27/2020


ANN L. KEARNEY, Executor of the Estate
of DAVID BRIAN ASHCRAFT, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 27 day of May, 2020, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ANN L. KEARNEY, to me known to be the individual described in and who executed the within and foregoing instrument as Executor of the Estate of DAVID BRIAN ASHCRAFT, Deceased, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal hereto affixed the day and year first above written.





Printed Name: Sandra Berzina
Residing: Shelton, WA
My Commission Expires: 7/30/2021

EXHIBIT A

A leasehold interest in the following described tract:

Lot 554, "SURVEY OF SHELTER BAY DIV. 3, Tribal and Allotted Lands of Swinomish Indian Reservation," as recorded in Volume 43 of Official Records, pages 839 to 842, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.