



**202012310029**

12/31/2020 08:39 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Return Address:  
Souders Law Group  
913 7<sup>th</sup> Street  
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 5609  
DEC 30 2020

Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *HB* Deputy

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

REFERENCE NUMBER OF RELATED DOCUMENTS: 201201250068

GRANTOR: **THE ESTATE OF LESLIE JAY ELLER**

GRANTEES: Cathleen Eller and Tabitha A. Ogden

ABBREVIATED LEGAL DESCRIPTION: See below

ASSESSOR'S TAX/PARCEL NUMBERS: 4034-000-009-0003/P70116

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**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

THE UNDERSIGNED Grantor, Cathleen Eller, in her capacity as the duly appointed, qualified and acting Administrator of the Estate of Leslie Jay Eller, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 20-4-00182-29, and the Grantor acting not in her individual capacity, for and in consideration of distribution under the intestate laws of the state of Washington, hereby grants, bargains, sells and conveys to Cathleen Eller and Tabitha A. Ogden, each an undivided 1/2 interest in the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

Tract "G" of Skagit County Short Plat No. 42-77, approved July 18, 1977 and recorded in Volume 2 of Short Plats, page 85, under Auditor's File No. 860874, said Short Plat being a portion of Lots 3 through 16, inclusive, "VALLEY VIEW ADDITION", as per plat recorded in Volume 7 of Plats, page

47, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record.

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 7<sup>th</sup> day of December 2020.

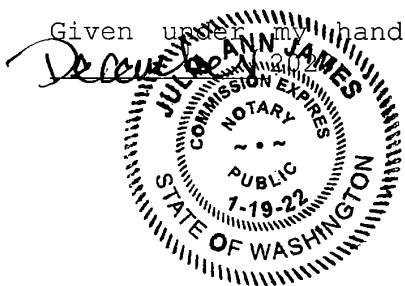
*Cathleen Eller*

Cathleen Eller  
Personal Representative of the Estate  
Of Leslie Jay Eller, Deceased

STATE OF WASHINGTON       )  
  : ss  
COUNTY OF SKAGIT        )

On this day personally appeared before me Cathleen Eller, to me known to be the individual described in and who executed the within and foregoing instrument as the Administrator of the Estate of Leslie Jay Eller, deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 7<sup>th</sup> day of



*Julia Ann James*  
Julia Ann James  
Notary Public in and for the State of  
Washington, residing at Mount Vernon.  
My appointment expires January 19, 2022

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**  
Skagit County Clerk  
Skagit County, WA  
05/12/2020

ESTATE OF LESLIE JAY ELLER:

No. 20-4-00182-29

LETTERS ADMINISTRATION

**I. BASIS**

- 1.1 LESLIE JAY ELLER late of SKAGIT County died intestate on or about January 17, 2020 leaving property in this state subject to administration.
- 1.2 On May 12, 2020 the court appointed CATHLEEN ELLER administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT CATHLEEN ELLER is authorized by this court to administer the estate of the above decedent according to law.

DATED 05/12/2020.

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

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

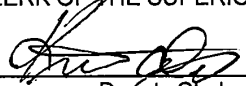
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on May 12, 2020.

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

DATED: 05/12/2020

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk