

202101200051

01/20/2021 09:13 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:

Betts Austin Johnson, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED
REFERENCE NUMBER OF RELATED DOCUMENT:
GRANTOR: TERRELL R. CULBERTSON, Personal Representative of the Estate of
VIRGINIA A. CULBERTSON
GRANTEE: ROLAND C. CULBERTSON, individually
ABBREVIATED LEGAL DESCRIPTION: PTN TRACT B, WOOD'S TO ANACORTES
ADDITIONAL LEGAL DESCRIPTION: TWP 35 R 01 SEC 21
page 3 of document
TAX PARCEL ID: P60629

PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantor, TERRELL R. CULBERTSON, as the duly appointed, qualified and acting Personal Representative of the Estate of Virginia A. Culbertson, Deceased, in Probate Cause No. 20-4-00474-29, in Skagit County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate pursuant to Will, does convey and warrant to ROLAND C. CULBERTSON, individually, Grantee, the estate's interest in the following described real estate, situated in Skagit County, Washington:

See Legal Description on Exhibit "A"

DATED: January 6, 2021.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021 234
JAN 20 2021

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

Terrell R. Culbertson
TERRELL R. CULBERTSON
Personal Representative of the Estate of
Virginia A. Culbertson, and not in his
individual capacity

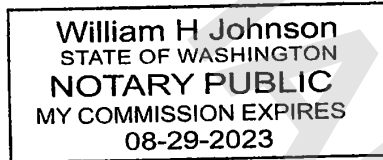
PERSONAL REPRESENTATIVE'S DEED

- 1 -

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that TERRELL R. CULBERTSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Virginia A. Culbertson, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: January 6, 2021.



Walter H. Johnson
NOTARY PUBLIC
My commission expires: 8/29/23

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EXHIBIT "A"

Site Address: Wood's to Anacortes Tract B Blk 3 (2.25 acres),
Anacortes, Washington (Tract B)
Tax Parcel No.: P60629

Tract "B", "Woods Addition to Anacortes, Washington," according to the plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, EXCEPT the Westerly 30 feet thereof and EXCEPT those portions thereof described as follows:

- (a) Beginning at the Northwest corner of Tract "B"; thence South 89°53' East for a distance of 30 feet to the true point of beginning; thence South 89°53' East for a distance of 445.38 feet along the Northern boundary of the tract; thence South 0°07' West for a distance of 125 feet; thence North 89°53' West for a distance of 446.86 feet; thence North 0°47' East for a distance of 125.01 feet to the true point of beginning.
- (b) Beginning at the Northwest corner of Tract "B"; thence South 89°53' East for a distance of 30 feet; thence South 0°47' West for a distance of 125.01 feet to the true point of beginning; thence South 0°47' West for a distance of 373.43 feet; thence South 89°53' East for a distance of 131.20 feet; thence North 0°07' East for a distance of 373.4 feet; thence North 89°53' West for a distance of 126.86 feet to the true point of beginning.
- (c) Beginning at the Southwest corner of Tract "B"; thence South 89°53' East for a distance of 161.20 feet; thence North 0°07' East for a distance of 124.5 feet to the true point of beginning; thence North 0°07' East for a distance of 124.5 feet; thence South 89°53' East for a distance of 135 feet; thence South 0°07' West for a distance of 124.5 feet; thence North 89°53' West for a distance of 135 feet to the true point of beginning.

Situate in the City of Anacortes, Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
11/13/2020**Estate of VIRGINIA A. CULBERTSON:**

No. 20-4-00474-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of VIRGINIA A. CULBERTSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 12, 2020.
- 1.2 In that will TERRELL R. CULBERTSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TERRELL R. CULBERTSON is authorized by this court to execute the will of the above decedent according to law.

DATED 11/13/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Mary Gibbs, Deputy Clerk**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON

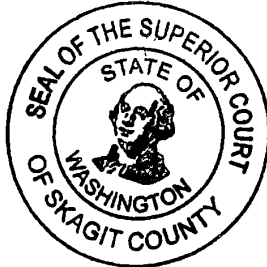
ss

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 Testamentary in the above-named case, which was entered of record on November 12, 2020.

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

DATED: 11/13/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk