

TREASURER'S USE ONLY



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02/01/2021 02:25 PM Pages: 1 of 10 Fees: \$112.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2021-443
FEB 01 2021

After recording return to:

Mark A. Nilson
1020 7th Street
Anacortes, WA 98221

Amount Paid \$0
Skagit Co. Treasurer

By *[Signature]* Deputy

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED

GRANTOR: ESTATE OF DOROTHY I. BROWN

GRANTEE: MARK A. NILSON, a single individual

LEGAL DESCRIPTION: Lot 47, Block 1 HOLIDAY HIDEAWAY NO. 1, per plat recorded in Volume 8 of Plats, Pgs 36 through 42

ASSESSOR'S TAX PARCEL NO: P65726

REAL ESTATE EXCISE TAX: Does not apply-- no consideration as defined WAC 458-61A-202

PERSONAL REPRESENTATIVE'S DEED

THE UNDERSIGNED GRANTOR, LYNNEA I. NILSON and MARY JANE GENTRY, as the duly appointed, qualified and acting co-Personal Representatives of the Estate of Dorothy I. Brown in Kittitas County Probate Cause No. 19-4-00009819, and not in their individual capacity, and as authorized by Order entered in the above-entitled court to settle the Estate of Dorothy I. Brown without intervention of any court, does grant, convey and confirm to MARK A. NILSON, a single individual, the following described real estate, situated in the County of Skagit, State of Washington, described as follows:

Lot 47, Block 1 "HOLIDAY HIDEAWAY NO. 1" as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington, situate in the County of Skagit, State of Washington.

DATED this 21st day of October, 2020.

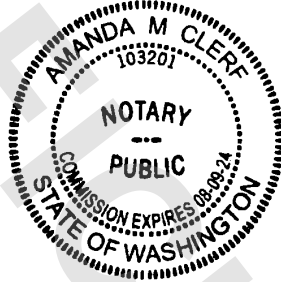
[Signature]
LYNNEA I. NILSON
Co-Personal Representative

Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Direct Fax No. (509) 343-3206
Tel (509) 925-6916

STATE OF WASHINGTON)
) ss.
County of Kittitas)

I certify that I know or have satisfactory evidence that LYNNEA I. NILSON, as Personal Representatives of the Estate of Dorothy I. Brown and not in her individual capacity, is the individual who appeared before me, and said individual acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 21st day of October, 2020.



Print Name: AMANDA M. Clerk
Notary Public in and for the State of Washington
My Commission Expires: 08-09-2024


MARY JANE GENTRY

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

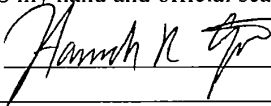
State of California

County of Los Angeles

On October 22, 2020^{HRE}, 2020, before me, Hannah Renee Carpenter, notary public (insert name and title of the officer) personally appeared MARY JANE GENTRY who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



JJ: F:\Slothower\Thibodaux, Paul & Nilson, Lynnea\Estate of Dorothy Brown\PR Deed - Estate to Mark 10-19-20.docx

TREASURER'S USE ONLY	RECORDER'S USE ONLY

After recording return to:

LYNNEA I. NILSON
16992 Highway 97
Cle Elum, WA 98922

DOCUMENT TITLE: INHERITANCE LACK OF PROBATE AFFIDAVIT

GRANTOR: ESTATE OF JOHN D. BROWN

GRANTEE: ESTATE OF DOROTHY I. BROWN

LEGAL DESCRIPTION: Lot 47, Block 1 HOLIDAY HIDEAWAY NO. 1, per plat recorded in
Volume 8 of Plats, Pgs 36-42

ASSESSOR'S TAX PARCEL NO.: P65726

REAL ESTATE EXCISE TAX: Does not apply as defined WAC 458-61A-202(4)

INHERITANCE LACK OF PROBATE AFFIDAVIT
(To Be Recorded for Excise Tax Affidavit Claiming Exempt Transfer of Ownership)

The undersigned, LYNNEA I. NILSON and MARY JANE GENTRY, execute this affidavit relating to the Estate of JOHN D. BROWN (herein "Decedent"), who died on October 6, 2013, in the County of King, State of Washington, then being a resident of the City of Renton, County of King, State of Washington. A copy of the Decedent's death certificate is attached hereto as **Exhibit A**.

The undersigned, being first duly sworn, on oath deposes and says:

1. This Affidavit is to be recorded as an affirmation of facts showing that Dorothy I. Brown is the rightful heir to the real property described below.

Relationship of the Affiant to the Decedent

2. The Decedent and Dorothy I. Brown were married when the real property described herein was acquired and the Decedent and Dorothy I. Brown were married on the date of the Decedent's death. The real property at the Decedent's death was the community property of the Decedent and Dorothy I. Brown.

Dorothy I. Brown died on September 2, 2019 and Lynnea I. Nilson and Mary Jane Gentry were appointed as the co-Personal Representatives of her estate. A true and correct copy of the Letters Testamentary issued by the Clerk of the Superior Court of Kittitas County under Probate Cause No. 19-4-0009819 are attached hereto as **Exhibit B**.

Names of All Heirs of the Decedent

3. That the heirs at law of the Decedent living at the time Decedent's death are listed below:

Name/Address	Relationship
Dorothy Irene Brown C/O Lynnea I. Nilson 16992 Highway 97 Cle Elum, WA 98922	Spouse

Description of the Property

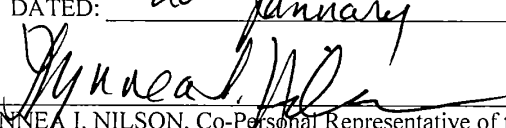
4. That among the items of real property owned by the Decedent at the time of death was real estate located in the County of Skagit, State of Washington, and described as follows:

Lot 47, Block 1 "HOLIDAY HIDEAWAY NO. 1" as per plat recorded in Volume 8 of Plats, pages 36 through 42, inclusive, records of Skagit County, Washington, situate in the County of Skagit, State of Washington.

5. **Status of the Will (if any)**

The decedent left a Will that devises real property to the Affiant, Dorothy Irene Brown.

DATED: 20th January, 2021.


LYNNEA I. NILSON, Co-Personal Representative of the
Estate of Dorothy I. Brown
16992 Highway 97
Cle Elum, WA 98922

State of Washington)
) ss.
County of Kittitas)

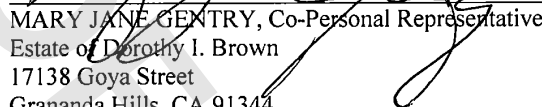
I certify that I know or have satisfactory evidence that LYNNEA I. NILSON is the individual who appeared before me, and said individual acknowledged, as the Personal Representative of the Estate of Dorothy I. Brown, that she signed this instrument and acknowledged it to be a free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 20th day of January, 2021.



Amanda M. Clerk
Printed Name: Amanda M. Clerk
Notary Public in and for the State of Washington
My appt. expires: 08-09-2024

DATED: JANUARY 16, 2021.


MARY JANE GENTRY, Co-Personal Representative of the
Estate of Dorothy I. Brown
17138 Goya Street
Granada Hills, CA 91344

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On January 16, 2021, before me, Eunsook Kim, Notary Public
(insert name and title of the officer) personally appeared MARY JANE GENTRY, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Eunsook Kim (Seal)

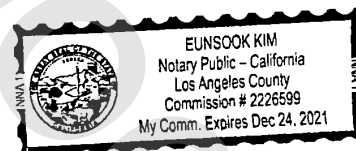


Exhibit A
Death Certificate

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFIED COPY OF DEATH CERTIFICATE

Local File Number **10279** Washington State Certificate of Death State File Number

1. Legal Name (Include MA, F, Jr., First Middle Last) **John Daniel Brown** 2. Death Date **10-6-2013**

3. Sex **Male** 4a. Age at Death **78** 4b. Under 1 Year **Yes** 4c. Under 1 Day **Yes** 5. Social Security Number **[REDACTED]** 6. County of Death **King**

7. Birthplace **[REDACTED]** 8a. Birthplace (City, Town or County) **Seattle** 8b. State of Birth (County) **WA** 9. Highest Education **Bachelors Degree**

10. Was Decedent of Hispanic Origin? (Yes or No) (Yes/No) **No** 11. Decedent's Race **Caucasian** 12. Was decedent ever in U.S. Armed Forces? **Yes**

13a. Residence (Number and Street, e.g., Apt. #, P.O. Box, etc.) **4450 Davis Ave S Apt 415** 13b. City or Town **Renton**

13c. Residence - County **King** 13d. Tribal Reservation Name (If Applicable) **N/A** 13e. State or Foreign Country **WA** 13f. Zip Code - 4 **98055** 13g. Inside City Limits? **Yes** ☐ Yes ☐ No ☐ Unknown

14. Estimated length of time at residence **2.5 years** 15. Marital Status at Time of Death **Married** 16. Surviving Spouse's or Domestic Partner's Name (One name prior to first marriage) **Dorothy Irene Nelson**

17. Usual Occupation (Indicate type of work done during most of working life. DO NOT USE RETIRED) 18. Kind of Business/Industry (Do not use Company Name) **Sales** **Auto Repair Equipment**

19. Father's Name (First, Middle, Last) **Russell Edwood Brown** 20. Mother's Name Before First Marriage (First, Middle, Last) **Jacqueline Goddell**

21. Informant's Name **Paul Thibodeaux** 22. Relationship to Decedent **Son-in-law** 23. Mailing Address (Number and Street, P.O. Box, etc.) **16992 Hwy 97** **Cle Elum, WA 98922**

24. Place of Death (If Death Occurred in a Hospital) **Retirement Home** 25a. City, Town or Location of Death **Renton** 25b. State **WA** 27. Zip Code **98055**

26. Method of Disposition **Cremation** 28. Place of Final Disposition (Name of cemetery, crematory, other place) **First Cremation Service** 29. Location (City/Town and State) **Kent, WA**

30. Name and Complete Address of Funeral Home **Barton Family Funeral Service 11630 Slater Ave NE Kirkland, WA 98034** 31. Date of Disposition **10-10-2013**

32. Funeral Director Signature **[Signature]**

33. Cause of Death (See instructions and examples)
Enter the chain of events - diseases, injuries or complex events - that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Add additional causes if necessary.
IMMEDIATE CAUSE (Final disease or condition resulting in death) **Alzheimer's Disease**
Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST
Due to (or as a consequence of) **Unknown**
Due to (or as a consequence of) **Unknown**

34. Other significant conditions contributing to death but not resulting in the underlying cause (over active) **None**

35. Autopsy? ☐ Yes ☒ No 36. Were autopsy findings available to complete the Cause of Death? ☐ Yes ☒ No

37. Manner of Death: ☐ Natural ☐ Homicide ☐ Accident ☐ Suicide ☐ Pending ☐ Undetermined 38. If female: ☐ Not pregnant within past year ☐ Pregnant at time of death ☐ Not pregnant, but pregnant within 43 days before death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown (signature within the past year)

39. Date of Injury **10/1/2013** 40. Did tobacco use contribute to death? ☐ Yes ☐ Probably ☒ No ☐ Unknown 41. Injury at Work? ☐ Yes ☐ No ☐ Unknown

42. Location of Injury (Number and Street) **None** 43. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area, etc.) **None** 44. If transportation injury, specify: ☐ Driver/Operator ☐ Pedestrian ☐ Passenger ☐ Other (Specify)

45. Certifying Physician **Dominick Toulouse** 46b. Medical Examiner/Coroner **[Signature]**

47. Name and Address of Certifier - Physician, Medical Examiner or Coroner (Type or Print) **Dominick Toulouse 4011 Talbot Rd S Renton, WA 98055** 48. Hour of Death (24 hrs) **0130**

49. Name and Title of Attending Physician (If not Dominick Toulouse, Type or Print) **[Signature]** 50. Date Signed (Month/Day/Year) **10/06/2013**

51. Title of Certifier **MD** 52. License Number **CC24683** 53. ME/Coroner File Number **NTA 13-7086** 54. Was case referred to ME/Coroner? ☒ Yes ☐ No

55. Registrar Signature **[Signature]** 56. Date Received (Month/Day/Year) **OCT 10 2013**

57. Amendments

DOH 01-003 (1/13)

FILED

8 OCT 19 PM 1:49

KITTITAS COUNTY CLERK

IN THE KITTITAS COUNTY SUPERIOR COURT, STATE OF WASHINGTON
PROBATE

In Re the Estate of:

DOROTHY IRENE BROWN,

Deceased.

No. 19-4-0009819

LETTERS TESTAMENTARY

WHEREAS, the Last Will and Testament of Dorothy Irene Brown, deceased, was on the 7th day of October, 2019, duly exhibited, proven and recorded in the Superior Court of the State of Washington for Kittitas County; and

WHEREAS it appears in and by said Will that JOHN D. BROWN was appointed personal representative therein; and

WHEREAS, JOHN D. BROWN, predeceased Dorothy Irene Brown; and

WHEREAS it appears in and by said Will that LYNNEA IRENE NILSON and MARY JANE GENTRY are appointed as the alternate personal representatives therein; and

WHEREAS said LYNNEA IRENE NILSON and MARY JANE GENTRY have duly qualified; now, therefore,

KNOW ALL MEN BY THESE PRESENTS that we do hereby authorize the said LYNNEA IRENE NILSON and MARY JANE GENTRY, to execute said Will according to law and who may act together or independent of each other as Personal Representatives herein.

WITNESS my hand and seal of this court, this 8 day of Oct, 2019.

CLERK OF THE COURT

By: 

Deputy

LETTERS TESTAMENTARY

Page 1 of 1

Jeff Slothower
Lathrop, Winbauer, Harrel, Slothower & Denison L.L.P.
Attorneys at Law
PO Box 1088/201 West 7th Avenue
Ellensburg, WA 98926
Direct Fax No. (509) 343-3206
Tel (509) 925-6916

CERTIFICATE

STATE OF WASHINGTON)

) ss.

County of Kittitas)

I, Val Barschaw, County Clerk, and ex-officio Clerk of the Superior Court of the State of Washington, in and for the County of Kittitas, do hereby certify that the annexed and foregoing is a true and correct copy of "LETTERS OF TESTAMENTARY,"
In Probate 19-4-00098-19, DOROTHY IRENE BROWN Deceased.

I further certify that said Letters are now in full force and effect, as the same appears on file and of record in my office.

IN TESTIMONY WHEREOF, I have hereunto set the 8th day of October, 2019.

VAL BARSCHAW, COUNTY CLERK

By


Karen Bowen, Deputy Clerk