



202102080182

02/08/2021 03:25 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After recording mail to:

Stiles Law Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021.545
FEB 08 2021

Amount Paid \$
By *CJ* Skagit Co. Treasurer Deputy

Grantor(s): Trudi Davis, Personal Representative of the Estate of Madlyn M. Yarcho
Grantee(s): YARCHO PARTNERS LLC, a Washington limited liability company
Abbreviated Legal: LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809
Assessor's Tax Parcel #: P27685 / 340423-3-012-0215

SE SW 23-34-4

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Trudi Davis, is the duly appointed, qualified and acting personal representative of the Estate of Madlyn M. Yarcho, deceased.

2. **ESTATE.** Madlyn M. Yarcho died on 6/20/20. On 7/16/20 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 20-4-00281-29.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on 7/16/20 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Madlyn M. Yarcho was interest in the real property described as follows:

SEE LEGAL DESCRIPTION ATTACHED

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to YARCHO PARTNERS LLC, a Washington limited liability company, the above-described property, together with all after acquired title of the grantor therein.

6. **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.

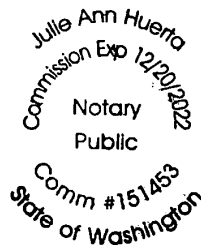
Dated: February 3, 2021.

Trudi Davis, Personal Rep
 Trudi Davis
 Personal Representative of the Estate of
 Madlyn M. Yarcho, deceased, and not in her
 individual capacity

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 3 day of February, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Trudi Davis**, to me known to be the individual who signed as Personal Representative of the Estate of Madlyn M. Yarcho, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Julie Ann Huerta
 NOTARY PUBLIC in and for the
 State of Washington
 residing at: Sedro-Woolley
 My appointment expires: 12-20-22

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
07/16/2020**Estate of MADLYN M YARCHO:**

No. 20-4-00281-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of MADLYN M YARCHO late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 16, 2020.
- 1.2 In that will TRUDI M DAVIS is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TRUDI M DAVIS is authorized by this court to execute the will of the above decedent according to law.

DATED 07/16/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk**III. CERTIFICATE OF COPY**STATE OF WASHINGTON
COUNTY OF SKAGIT
ss

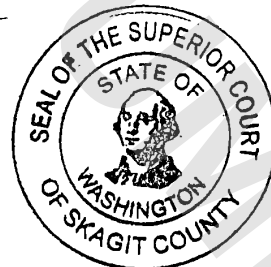
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on July 16, 2020.

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

DATED: 07/16/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

(13.6300 ac) DF #1-2002 AF#200204260110 (2003): LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, APPROVED MARCH 10, 2006 AND RECORDED MARCH 13, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200603130157, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 1 OF REVISED SKAGIT COUNTY SHORT PLAT NO. 79-79, APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981 AS AUDITOR'S FILE NO. 8106080006 IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE NORTH 88-42-30 WEST A DISTANCE OF 127.98 FEET ALONG THE SOUTH LINE OF SAID TRACT 1; THENCE NORTH 16-01-42 EAST A DISTANCE OF 527.98 FEET TO THE EAST LINE OF TRACT 1; THENCE SOUTH 1-59-42 WEST A DISTANCE OF 510.64 FEET TO THE POINT OF BEGINNING. AND ALSO EXCEPT THAT PORTION OF LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, APPROVED MARCH 10, 2006 AND RECORDED MARCH 13, 2006 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200603130157, ALSO BEING A PORTION OF TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED, APPROVED JUNE 5, 1981 AND RECORDED JUNE 8, 1981 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 8106080006, BEING IN A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 (ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED); THENCE NORTH 88-42-30 WEST ALONG THE SOUTH LINE OF SAID LOT 4 FOR A DISTANCE OF 127.98 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO DAVID M. FARROW AND CHRISTINE B. KITCH, BY QUIT CLAIM DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200906230059 AND BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 88-42-30 WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 203.36 FEET, MORE OR LESS, TO A SOUTHWEST CORNER OF SAID LOT 4 SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 ALSO BEING THE SOUTHEAST CORNER OF TRACT 3, SAID SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED; THENCE NORTH 1-55-25 EAST ALONG THE EAST LINE OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED, ALSO BEING A COMMON LINE WITH SAID LOT 4 SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, FOR A DISTANCE OF 660.67 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED; THENCE CONTINUE NORTH 1-55-25 EAST FOR A DISTANCE OF 646.50 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809 (ALSO BEING THE NORTH LINE OF SAID TRACT 1, SKAGIT COUNTY SHORT

PLAT NO. 79-79 REVISED); THENCE SOUTH 88-15-25 EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 332.95 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-0809, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED; THENCE SOUTH 1-59-42 WEST ALONG THE EAST LINE OF SAID LOT 4, SKAGIT COUNTY SHORT PLAT NO. PL-03-089, ALSO BEING THE EAST LINE OF SAID TRACT 1, SKAGIT COUNTY SHORT PLAT NO. 79-79 REVISED FOR A DISTANCE OF 794.15 FEET, MORE OR LESS, TO THE NORTHERLY MOST CORNER OF SAID FARROW/KITCH PARCEL RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200906230059 AT A POINT BEARING NORTH 16-01-42 EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 16-01-42 WEST ALONG THE NORTHWESTERLY LINE OF SAID FARROW/KITCH PARCEL FOR A DISTANCE OF 527.74 FEET (CALLED 527.95 FEET ON SAID DEED), MORE OR LESS, TO THE TRUE POINT OF BEGINNING.