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02/11/2021 10:55 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-593
FEB 11 2021

Amount Paid \$0
Skagit Co. Treasurer
By  Deputy

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:	WOOD'S TO ANA TR B BLK 3 TAX 2 PTN OF TR B TWP 35 R 01 SEC 21
ADDITIONAL LEGAL DESCRIPTION:	page 3 of document
TAX PARCEL ID:	P60633

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.



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

EXHIBIT "A"

Site Address: 2505 Puget Way, Anacortes, Washington (Upper Shed)
Tax Parcel No.: P60633

THAT PORTION OF TRACT B OF WOODS ADDITION TO ANACORTES ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 4 OF PLATS, PAGE 34, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT B; THENCE SOUTH 89° 53' EAST A DISTANCE OF 155.38 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 53' EAST A DISTANCE OF 135.0 FEET; THENCE SOUTH 0° 07' WEST A DISTANCE OF 105 FEET; THENCE SOUTH 89° 53' EAST A DISTANCE OF 20.0 FEET; THENCE SOUTH 0° 07' WEST A DISTANCE OF 20 FEET; THENCE NORTH 89° 53' WEST A DISTANCE OF 155 FEET; THENCE NORTH 0° 07' EAST A DISTANCE OF 125.0 FEET TO THE TRUE POINT OF BEGINNING.

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

Mary Gibbs
Deputy Clerk

