

202103020110

03/02/2021 02:24 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-800
MAR 02 2021

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

SPECIAL WARRANTY DEED

GRANTOR: KELLY T. JUNGQUIST, Personal Representative of the Estate of CHARLOTTE A. ELLIS, Deceased

GRANTEE: WAYNE F. ELLIS, a married man as his separate estate

Legal Description:

Abbreviated Form: PTN SE ¼ SE ¼, 5-33-3

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 330305-4-011-0119; P15467

THE UNDERSIGNED GRANTOR, **KELLY T. JUNGQUIST**, in her capacity as the duly appointed Personal Representative of the **Estate of CHARLOTTE A. ELLIS, Deceased**, under Skagit County Superior Court Cause No. 20-4-00007-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **WAYNE F. ELLIS**, a married man as his separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED this 10 day of February, 2021.

Estate of CHARLOTTE A. ELLIS, Deceased

By Kelly Jungquist
KELLY T. JUNGQUIST
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KELLY T. JUNGQUIST** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of CHARLOTTE A. ELLIS, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 10 day of February, 2021.



Sirikit A. Wollin
Printed Name SIRIKIT A. WOLLIN
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10-13-21

EXHIBIT A

Legal Description:

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 33 North, Range 3 East W.M., lying Easterly of the Valentine County Road, EXCEPT the South 1,083 feet thereof and EXCEPT drainage ditch right of way.

Situated in Skagit County, Washington.

**EXHIBIT A
SPECIAL WARRANTY DEED**

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
01/08/20

Estate of CHARLOTTE A ELLIS:	No. 20-4-00007-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of CHARLOTTE A ELLIS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 08, 2020.
- 1.2 In that will KELLY T GILKEY JUNGQUIST is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KELLY T GILKEY JUNGQUIST is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 8th day of January, 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 January 08, 2020.

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

DATED: January 09, 2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

