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03/31/2021 11:13 AM 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

2021-1350
MAR 31 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

GRANTOR: **FREDERICK F. MILLER**, Individually and as Personal Representative of the **Estate of SUSAN V. MILLER, Deceased**

GRANTEE: **FREDERICK F. MILLER**, Trustee of the **FREDERICK F. MILLER SURVIVOR'S TRUST, u/t/d September 9, 2003**

Abbreviated Legal: Portion Gov. Lot 3, Sec. 27, Twp. 36 N., R. 2 E. W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 360227-0-051-0003 (P47251)
3847-800-019-0003 (P60911)

THE GRANTOR, **FREDERICK F. MILLER**, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of SUSAN V. MILLER, Deceased**, under Skagit County Cause No. 20-4-00338-29, in non pro rata distribution of said Estate, hereby conveys and warrants to the GRANTEE, **FREDERICK F. MILLER**, Trustee of the **FREDERICK F. MILLER SURVIVOR'S TRUST, u/t/d September 9, 2003**, all of Grantor's right, title, and interest, together with all after-acquired title, 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.

Statutory Warranty Deed

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

DATED: March 26, 2021.

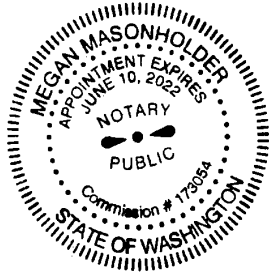
Fred F. Miller

FREDERICK F. MILLER, Individually and as
Personal Representative of the **Estate of SUSAN V.
MILLER, Deceased**

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **FREDERICK F. MILLER** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of SUSAN V. MILLER, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of March, 2021.



Megan Masonholder

Printed Name **MEGAN MASONHOLDER**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2022

Statutory Warranty Deed

EXHIBIT "A"Legal Descriptions:360227-0-051-0003 (P47251)

That portion of Gov. Lot 3, Sec. 27, Twp. 36 N., R. 2 E.W.M., described as follows:

Beginning at the intersection of the center line of Alexander Street and the West line of the Plat of the Town of Samish; thence West on the center line of County Road No. 303, as conveyed by deed recorded in Vol. 188 of Deeds, page 458, a distance of 1014 feet; thence South parallel with the West line of the Plat of the Town of Samish, 296 feet to the true point of beginning; thence continuing South parallel with the West line of said Plat to the Government meander line; thence West along the meander line to a point 1139 feet West of the West line of said Plat; thence North parallel with the West line of said Plat to a point 296 feet South of the centerline of said County Road No. 303; thence East parallel with the centerline of said road to the true point of beginning.

AND rights granted under that certain agreement dated July 10, 1946, between Bourns and Russell, and recorded July 26, 1946, under Skagit County Auditor's File No. 394366, which can be found in Vol. 211 of Deeds, at page 443, Records of Skagit County.

Situate in the County of Skagit, State of Washington.

3847-800-019-0003 (P60911)

Any portion of Tract 42, "Map of Padilla Bay, Skagit County, Washington," as filed in the office of the Clerk of the Superior Court of Skagit County and confirmed by Decree in the case of Ben F. Nauman, Trustee, vs. Alfred S. Holmes, et al, being Cause No. 13653, lying easterly of a straight line drawn southerly (to intersect the midpoint in the South line of said Tract 42) from a point on the meander line of Government Lot 3, Sec. 27, Twp. 36 N., R. 2 E. W.M., which is 1139 feet West of the West line of the Plat of the Town of Samish, as per plat recorded in Vol. 5 of Plats, at page 14, records of Skagit County. Also Tract 43, "Map of Padilla Bay, Skagit County, Washington." Also the Northerly 30 feet of any portion of Tract 44, "Map of Padilla Bay, Skagit County, Washington," lying West of a line drawn south from the point on the meander line that is 1014 feet West of the West line of the Plat of the Town of Samish.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Statutory Warranty Deed

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
08/20/2020

Estate of SUSAN V MILLER:	No. 20-4-00338-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of SUSAN V MILLER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 20, 2020.
- 1.2 In that will FREDERICK F MILLER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT FREDERICK F MILLER is authorized by this court to execute the will of the above decedent according to law.

DATED 08/20/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, 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 August 20, 2020.

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

DATED: 08/21/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY  _____
Deputy Clerk

