



**202104270054**

04/27/2021 09:09 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Return Address:  
Souders Law Group  
913 7<sup>th</sup> Street  
Anacortes, Washington 98221

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: Erin Bunker, Personal Representative of THE ESTATE OF  
WANDA CALLAHAN

GRANTEES: Erin Bunker and Crystal Janke

ABBREVIATED LEGAL DESCRIPTION: Lots 9 and 10, Block 4, MRS. MARY  
EUBANK'S ADDITION TO ANACORTES;  
LOT 8, BLOCK 3, BEALE'S MAPLE  
GROVE ADDITION TO ANACORTES

ASSESSOR'S TAX/PARCEL NUMBERS: P57175, P56591 / 3786-004-010-  
0004, 3775-003-008-003

---

**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

THE UNDERSIGNED Grantor, Erin Bunker, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Wanda Callahan, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 20-4-00404-29, and the Grantor acting not in her individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause and as modified by TEDRA Agreement of all parties, hereby grants, bargains, sells and conveys to Erin Bunker and Crystal Janke the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

Parcel A:

Lots 9 and 10, Block 4, MRS. MARY EUBANK'S ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 1 of Plats, page 38, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Parcel B:

Lot 8, Block 3, BEALE'S MAPLE GROVE ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

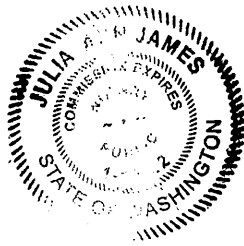
DATED this 8 day of April 2021.

Erin Bunker, PR  
Erin Bunker  
Personal Representative of the Estate  
of Wanda Callahan, Deceased

STATE OF WASHINGTON )  
: ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Erin Bunker, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of Wanda Callahan, deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 8th day of April 2021.



Julia Ann James  
Julia Ann James  
Notary Public in and for the State of  
Washington, residing at Mount Vernon.  
My appointment expires January 19, 2022

2021-1796  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 27 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By 108 Deputy

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**  
Skagit County Clerk  
Skagit County, WA  
11/06/2020

Estate of WANDA CALLAHAN:	No. 20-4-00404-29  LETTERS ADMINISTRATION (WITH WILL ANNEXED)
---------------------------	--

**I. BASIS**

- 1.1 The last will of WANDA CALLAHAN late of SKAGIT County was exhibited, proven and recorded in the court on November 06, 2020.
- 1.2 On November 06, 2020 the court appointed ERIN BUNKER as personal representative with will annexed.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT ERIN BUNKER is authorized by this court to administer the will of the above decedent according to law.

DATED 11/06/2020.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
By 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 of Administration with Will Annexed in the above-named case, which was entered of record on November 06, 2020.

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

DATED: 11/06/2020

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

