

When recorded return to:

Reed Lyons

11929 Marine Drive

Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1952

May 03 2021

Amount Paid \$8076.20

Skagit County Treasurer

By Heather Beauvais Deputy

GNW 21-10988

***SPECIAL WARRANTY DEED***

**Grantor(s):** The Estate of Joan Ellen Ahrens, deceased

**Grantees:** Reed Lyons

\*Cypress Ridge

**Abbreviated Legal:** PARCEL 33 OF SURVEY AF#9612230056; AKA LOTS 4, 5 AND THE WEST HALF OF LOT 3, BLOCK 224, ANACORTES

**Assessor's Tax Parcel Number:** P110571 / 3772-224-005-0000

**Reference Auditor File Numbers of Documents assigned, released or amended:**

**CONVEYANCE:**

For and in consideration of Ten Dollars and other good and valuable consideration, the above-named Grantor

HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO: Reed Lyons, a single person,

the following described real estate situated in Skagit County, Washington:

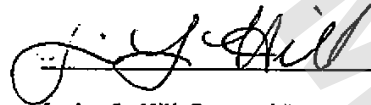
FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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

DATED: 5/03/2021

ESTATE OF JOAN ELLEN AHRENS

By

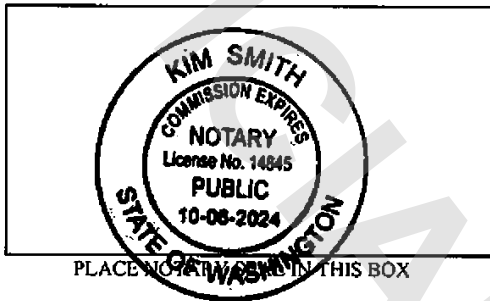
  
Janine L. Hill, Personal Representative

*Special Warranty Deed*

State of Washington )  
 )ss  
County of Skagit )

I certify that I know or have satisfactory evidence that Janine L. Hill signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it in her capacity as the Personal Representative of the Estate of Joan Ellen Ahrens to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 3, 2021



Kim Smith

Notary Public

Residing At: MOUNT VERNON

My appointment expires 10-6-2024

**EXHIBIT "A"**

**Property  
Description**

**Buyer(s):** Reed Lyons

**Property Address:** 2309 25th Street, Anacortes, WA 98221

**LEGAL DESCRIPTION:**

Lot 33 of Survey recorded December 23, 1996 in Volume 19 of Surveys, pages 31 through 35 under Auditor's File No. 9612230056, records of Skagit County, Washington, being a portion of the "MAP OF THE CITY OF ANACORTES", recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situate in Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
01/28/2021

Estate of JOAN ELLEN AHRENS:	No. 21-4-00037-29  LETTERS ADMINISTRATION (WITH WILL ANNEXED)
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**I. BASIS**

- 1.1 The last will of JOAN ELLEN AHRENS late of SKAGIT County was exhibited, proven and recorded in the court on January 28, 2021.
- 1.2 On January 28, 2021 the court appointed JANINE L. HILL as personal representative with will annexed.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 01/28/2021.

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 January 28, 2021.

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

DATED: 02/02/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

