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06/02/2021 03:06 PM 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

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED  
REFERENCE NUMBER OF RELATED DOCUMENT:  
GRANTOR: DEAN W. JOHNSON, Personal Representative of the Estate of  
DUNCAN STEWART LENNOX JR.  
GRANTEE: DEAN W. JOHNSON, individually  
ABBREVIATED LEGAL DESCRIPTION: PORTALIS ISLAND HOMES CONDOMINIUM, UNIT 30,  
AF#200412080101  
TWP 35 R 01 SEC 22  
ADDITIONAL LEGAL DESCRIPTION: page 3 of document  
TAX PARCEL ID: P122185

### PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantor, DEAN W. JOHNSON, as the duly appointed, qualified and acting Personal Representative of the Estate of Duncan Stewart Lennox Jr., Deceased, in Probate Cause No. 21-4-00096-29, 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 DEAN W. JOHNSON, Grantee, as HIS separate property, the estate's interest in the following described real estate, situated in Skagit County, Washington:

See Legal Description on Exhibit "A"

DATED: May 24, 2021.

2021-2452  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 02 2021

Amount Paid \$ 0  
By 100 Skagit Co. Treasurer  
Deputy

Dean W. Johnson  
DEAN W. JOHNSON  
Personal Representative of the Estate of  
Duncan Stewart Lennox Jr., and not in his  
individual capacity

PERSONAL REPRESENTATIVE'S DEED

- 1 -

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF SKAGIT        )

I certify that I know or have satisfactory evidence that DEAN W. JOHNSON is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of DUNCAN STEWART LENNOX JR., to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: May 24, 2021.



Christine J. Love  
NOTARY PUBLIC  
My commission expires: March 27, 2025

E:\FILES\Clients\m\Lennox, Duncan (Stewart) Jr. (Estate of)\Real Estate\PR Deed.Estate to Dean.doc

**EXHIBIT "A"**

**Site Address:** 1401 Portalis Ct., Anacortes, Washington  
**Tax Parcel No.:** P122185

UNIT 30, "PLANS OF PORTALIS ISLAND HOMES CONDOMINIUM", RECORDED DECEMBER 8, 2004, AS AUDITOR'S FILE NO. 200412080101 PURSUANT TO "DECLARATION OF PORTALIS HOMES CONDOMINIUM", RECORDED DECEMBER 8, 2004, AS AUDITOR'S FILE NO. 200412080102, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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  
03/03/2021

<b>Estate of DUNCAN STEWART LENNOX, Jr:</b>	No. 21-4-00096-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of DUNCAN STEWART LENNOX, JR late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 03, 2021.
- 1.2 In that will DEAN W JOHNSON is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT DEAN W JOHNSON is authorized by this court to execute the will of the above decedent according to law.

DATED 03/03/2021.

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 March 03, 2021.

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

DATED: 03/05/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk

