

202106150080
06/15/2021 11:52 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021-2667
JUN 14 2021

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

Grantor(s): Katy Watts-Adkins, Personal Representative of the
Estate of Gary Adkins & Edith Adkins
Grantee(s): Nick Adkins and Katy Watts-Adkins
Address: 1. 12712 Fir Avenue, Clear Lake, WA 98235
2. 23562 Mud Lake Road, Clear Lake, WA 98235
Abbreviated Legal: 1. 1/2 PTN GVT LT 7, SCT 1, TWP 34 N, R 4 E, W.M.
2. TRI TR LY BTW RLY & NOAH STEVENS RD
Assessor's Tax Parcel #: 1. P23336 / 340401-0-054-0000
2. P23351 / 340401-0-066-0006

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, Katy Watts-Adkins, is the duly appointed, qualified and acting personal representative of the Estate of Gary Adkins & Edith Adkins, deceased.
- 2. ESTATE.** Gary Adkins died on April 21, 2015 and Edith Adkins died on May 13, 2009. On April 23, 2021 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 21-4-00175-29. On May 28, 2021, an Order was entered allowing transfer of the above referenced real property from Gary Adkins and Edith Adkins to Nick Adkins and Katy Watts-Adkins.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on April 23, 2021 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Gary Adkins & Edith Adkins was interest in the real property described as follows:

Address: 12712 Fir Avenue, Clear Lake, WA 98235
P23336 / 340401-0-054-0000

That portion of Government Lot 7, Section 1, Township 34 North, Range 4 east, W.M. described as follows:

Beginning at a point on the Westerly line of the Northern Pacific Railway right of way, 81 feet South of a point where the Southerly line of the Noah Stevens County Road intersects with the Westerly line of said Railway; thence South 5 degrees 47'30" East along said Railway, 72.55 feet to a point North 5 degrees 47'30" West, 38.85 feet from the Northeast corner of "NAYLOR'S CENTRAL ADDITION TO CLEAR LAKE", according to the Plat recorded in Volume 4 of Plats, page 18, records of Skagit County, Washington; thence North 87 degrees 47'30" West, 150 feet, more or less, to the Easterly line of the County Road, thence North 43 degrees 54'30" East along said County Road, 87.3 feet to a point South 43 degrees 54'30" West, 109 feet from the intersection of said County Road with the Westerly line of said Northern Pacific Railway right of way; thence South 87 degrees 47'30" East, 81 feet, more or less, to the point of beginning.

Situated in the State of Washington, County of Skagit.

Address: 23562 Mud Lake Road, Clear Lake, WA 98235
P23351 / 340401-0-066-0006

Beginning at the intersection of the Easterly line of the County road, known as the Noah Stevens Road, with the West line of the Northern Pacific Railway Company right of way; thence South along said railway right of way, 81 feet, more or less, to the Northeast corner of a tract conveyed March 9, 1946, to Fred LaFleur; thence West along the North line of said LaFleur tract to the County road; thence Northeasterly along said County road to the point of beginning;

EXCEPT that portion conveyed to Skagit County for road by deed dated August 7, 1968 and recorded as Auditor's File No. 716716.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Nick Adkins and Katy Watts-Adkins, husband and wife as community property, the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: June, 2021.

Katy Watts-Adkins
Katy Watts-Adkins
Personal Representative of the Estate of
Gary Adkins & Edith Adkins, deceased, and not in
her individual capacity

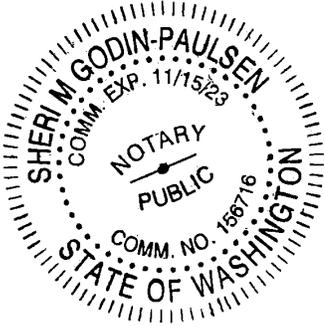
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 1 day of June, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Katy Watts-Adkins, to me known to be the individual who signed as Personal Representative of the Estate of Gary Adkins & Edith Adkins, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

Sheri M Godin-Paulsen

NOTARY PUBLIC in and for the
State of Washington
residing at: Chelan
My appointment expires: 11-15-20



21-4-00175-29
ORAU 19
Order Authorizing
10394186



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA
2021 MAY 28 AM 10:42

ORIGINAL

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

ESTATE OF
GARY ADKINS and EDITH ADKINS,
DECEASED

CAUSE NO. 21-4-00175-29
ORDER AUTHORIZING THE
PERSONAL REPRESENTATIVE TO
TRANSFER REAL PROPERTY

THIS MATTER coming on before the undersigned judge of the above-entitled Court on the date indicated, the Personal Representative having given notice to the known heirs by her best efforts, NOW, THEREFORE,

IT IS HEREBY ORDERED:

1. The Motion to Authorize Transfer of Real Estate to Katy Watts-Adkins and Nick Adkins is granted;
2. Pursuant to RCW 11.04.015(2)(a), Gary and Edith Adkins' surviving children, Dennis Adkins, Richard Adkins, and DeAnn Mills, were entitled to real property located at:

Address	Parcel No.
12712 Fir Avenue Clear Lake, WA 98235	P23336 340401-0-054-0000
23562 Mud Lake Road Clear Lake, WA 98235	P23351 340401-0-066-0006

3. The Personal Representative of the Estate of Gary Adkins and Edith Adkins, Katy Watts-Adkins, is authorized to execute any further documents and to take such further actions, as necessary to complete the transfer of the real property above-

ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - page 1

STILES & LEHR INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 228 - 925 METCALF STREET
SEDRO WOOLLEY, WASHINGTON 98284
(360) 855-0131 FAX (360) 856-2875

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1 mentioned to Katy Watts-Adkins and Nick Adkins pursuant to the TEDRA previously
2 filed herein;

3 IT IS FURTHER ORDERED
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11 DATED: 5/28/21


12 Judge

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15 Presented by:

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18 Timothy C. Lehr, WSBA #50807
19 Attorney for the Estate
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31 ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - page 2

STILES & LEHR INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 228 - 925 METCALF STREET
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I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 6/15/2021



MELISSA BEATON, County Clerk

By: _____
Deputy Clerk

UNOFFICIAL DOCUMENT