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06/16/2021 02:52 PM Pages: 1 of 3 Fees: \$105.50 Skagit County Auditor

Return Address: Souders Law Group 913 7th Street Anacortes, Washington 98221

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED

GRANTOR: Phillip Boyd, Personal Representative of THE ESTATE OF

KATHRYN BOYD

GRANTEE: Phillip Boyd

ABBREVIATED LEGAL DESCRIPTION: LOT 55 Seaview Div #4
ASSESSOR'S TAX/PARCEL NUMBERS: 4734-000-055-0000/P115965

PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED

THE UNDERSIGNED Grantor, Phillip Boyd, in his capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Kathryn Boyd, deceased, said Estate holding an undivided one half interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 20-4-00161-29, and the Grantor acting not in his individual capacity, but solely in his capacity as Personal Representative of the Estate, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Phillip Boyd the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

Lot 55, "PLAT OF SEAVIEW DIV. NO. 4", according to the plat thereof, recorded in Volume 17 of Plats, pages 72 through 74, inclusive, records of Skagit County, Washington.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2021 - 2718 JUN 16 2021

Amount Paid \$ \(\varphi \)
Skagit Co. Treasurer
By \(\tag{Deputy} \)

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 4^{TH} day of 5^{UNE} 2021.

Phillip Bovd

Personal Representative of the Estate Of Kathryn Boyd, Deceased

STATE OF WASHINGTON) : ss
COUNTY OF SKAGIT)

On this day personally appeared before me Phillip Boyd, 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 Kathryn Boyd, deceased, and acknowledged that he signed the same as his 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 day of June 2021

Jula Ann James

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

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk Skagit County, WA 04/28/2020

No. 20-4-00161-29

Estate of KATHRYN ANN BOYD:

LETTERS ADMINISTRATION
(WITH WILL ANNEXED)

I. BASIS

- 1.1 The last will of KATHRYN ANN BOYD late of SKAGIT County was exhibited, proven and recorded in the court on April 28, 2020.
- 1.2 On April 28, 2020 the court appointed PHILLIP BOYD as personal representative with will annexed.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 04/28/2020.

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 April 28, 2020.

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

DATED: 04/29/2020

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT.

Deputy Clerk