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202107220146

07/22/2021 03:22 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3362
JUL 22 2021

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

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Charles Gordon Hooper, by and through Clara M. Hooper, Personal Representative.

GRANTEE: Clara M. Hooper, a single woman, as her separate property.

ADDRESS: 400 Thresher Avenue
Sedro Woolley, WA 98284

PARCEL NUMBER: P69998 / 4031-000-009-0006

LEGAL DESCRIPTION: LOT 8, AND THE EAST 12 FEET OF LOT 9, THRESHER'S FIRST ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 52, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situated in Skagit County, Washington

SUBJECT TO: Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any.

REFERENCE: 200010200075, 863005

1. **Grantor.** Clara M. Hooper, as the duly appointed, qualified, and acting Personal Representative of the Estate of Charles Gordon Hooper, deceased.
2. **Grantee.** Clara M. Hooper, a single woman, as her separate property.
3. **Decedent's Estate.** Charles Gordon Hooper died testate on March 31, 2021. Grantor was appointed as Personal Representative of the Estate of Charles Gordon Hooper in the State of Washington, Superior Court for Skagit County, No. 21-4-00326-29, on July 14, 2021. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of Letters Testamentary is attached hereto as Exhibit A.
4. **Will Provision.** Article IV of the Last Will & Testament of Charles Gordon Hooper provides that Decedent's interest in the above described real property shall be distributed to Clara M. Hooper.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described above, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Charles Gordon Hooper.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Clara M. Hooper, a single woman, as her separate property, pursuant to the Last Will & Testament of Charles Gordon Hooper, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at their death.
8. **Limitations of Covenants.** Grantor expressly limits, for herself and her successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This 21st day of July, 2021.

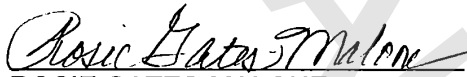
ESTATE OF CHARLES GORDON HOOPER

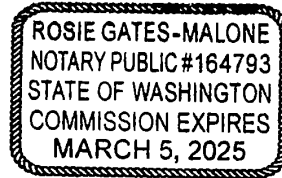

CLARA M. HOOPER
Personal Representative

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Clara M. Hooper is the person who appeared before me, and she acknowledged that she was authorized to execute this instrument as Personal Representative of the Estate of Charles Gordon Hooper, and stated that she executed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 21st day of July, 2021.


ROSIE GATES-MALONE
Notary Public
In and for the State of Washington
My appointment expires: 03-05-2025



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/16/2021

Estate of CHARLES G HOOPER:	No. 21-4-00326-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of CHARLES G HOOPER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 16, 2021.
- 1.2 In that will CLARA M HOOPER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT CLARA M HOOPER is authorized by this court to execute the will of the above decedent according to law.

DATED 07/16/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

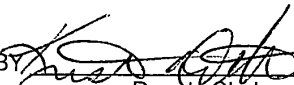
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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 July 16, 2021.

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

DATED: 07/19/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

