



**202107220149**

07/22/2021 03:25 PM Pages: 1 of 4 Fees: \$106.50  
Skagit County Auditor

Jones Butler Dolan, PS  
P. O. Box 2784  
Mount Vernon, WA 98273  
360-336-2939

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-07-22  
JUL 22 2021

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

**PERSONAL REPRESENTATIVE'S DEED**

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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: 1007 Jameson Avenue  
Sedro Woolley, WA 98284

PARCEL NUMBER: P76411 / 4158-000-001-0001

LEGAL DESCRIPTION: LOT 1, "FIDALGO ORCHARD," ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGE 90, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
  
Situated in Skagit County, Washington

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

REFERENCE: 859740

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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.



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

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

<b>Estate of CHARLES G HOOPER:</b>	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

