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202107300091

07/30/2021 01:40 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

QUIT CLAIM DEED

THE GRANTOR, KAYE A. HERMAN, as Personal Representative of the Estate of ROBERT M. HERMAN, under Skagit County Cause No. 20-4-00332-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)) and pursuant to the attached Court order, conveys and quit claims to **GRANTEE**, KAYE A. HERMAN, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.


Assessor's Parcel Number: P79756 (4355-000-008-0005)

LOT 8, "COUNTRY CLUB ADD. NO. 7", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGES 63 AND 64, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

Situate in the County of Skagit, State of Washington.

Dated the 30th day of July, 2021.


KAYE A. HERMAN, Personal Representative
of the Estate of ROBERT M. HERMAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-3520
JUL 30 2021

Amount Paid \$ Ø
Skagit Co. Treasurer
By JC Deputy

I certify that I know or have satisfactory evidence that KAYE A. HERMAN is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of ROBERT M. HERMAN to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 30th day of July, 2021.



~~NOTARY PUBLIC~~ in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/23

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
08/17/2020**Estate of ROBERT M HERMAN:**

No. 20-4-00332-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of ROBERT M HERMAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 17, 2020.
- 1.2 In that will KAYE A HERMAN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KAYE A HERMAN is authorized by this court to execute the will of the above decedent according to law.

DATED 08/17/2020.

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

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

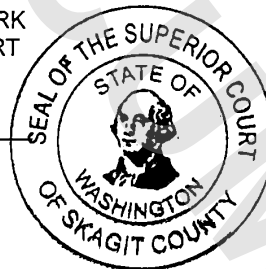
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on August 17, 2020.

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

DATED: 08/19/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

20-4-00332-29
OR 11
Order
10750971



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 7/30/2021

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2021 JUL 29 PM 3:05



MELISSA BEATON, County Clerk

By [Signature]
Deputy Clerk

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

In the Matter of the Estate)	PROBATE NO. 20-4-00332-29
)	
of)	
)	ORDER TO
ROBERT M. HERMAN,)	DISTRIBUTE/TRANSFER
)	REAL PROPERTY
Deceased.)	

THIS MATTER, having come ex-parte, on KAYE A. HERMAN's motion for an order to distribute/transfer the house and property commonly known as 12601 Eagle Drive, Burlington, Washington (P79756), the Court having reviewed the documents and the other records and files herein, and deeming itself fully advised, now, therefore,

IT IS HEREBY ORDERED as follows:

THAT ROBERT H. HERMAN, on September 13, 2018, legally revoked the ROBERT M. HERMAN REVOCABLE LIVING TRUST, dated April 12, 2007, and the First Amendment, dated January 27, 2010;

THAT ROBERT H. HERMAN inadvertently failed to transfer the property from the Revocable Living Trust back to himself;

THAT the house and property shall be distributed as part of the Estate of ROBERT H. HERMAN and pursuant to his Last Will and Testament;

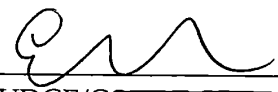
Order to Distribute/Transfer Real Property - 1

PIRKLE LAW FIRM, INC. P.S.
1220 Memorial Hwy, Ste. A, - PO Box 1788
Mount Vernon, Washington 98273
(360) 336-6587

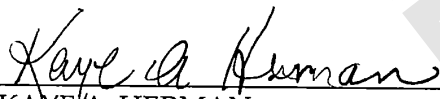
1
2 THAT KAYE A. HERMAN shall, as Personal Representative of the Estate of
3 ROBERT H. HERMAN, transfer/deed the house and property outright to herself,
4 pursuant to paragraph 2.2 of ROBERT M. HERMAN's Last Will and Testament; and


5 THAT KAYE A. HERMAN shall have authority to sign any and all documents on
6 behalf of the Estate of ROBERT M. HERMAN and the revoked Revocable Living Trust
7 to clear title from the Revocable Living Trust and vest into KAYE A. HERMAN's name.

8
9 DATED this 29th day of July, 2021.

10
11
12 
13 JUDGE/COURT COMMISSIONER
E. Neidzowski

14 PRESENTED BY:

15 
16 KAYE A. HERMAN,
17 Petitioner

18 
19 LAWRENCE A. PIRKLE,
20 WSBA #18392
21 Attorney for Petitioner
22
23
24
25
26

Order to Distribute/Transfer Real Property - 2

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