02108260066 08/26/2021 01:41 PM Pages: 1 of 2 Fees: \$204.50 Skagit County Auditor

After recording, return to:

Mrs. Debbie Nelson Suit 761 Shelter Bay La Conner, WA 98257

SKAGIT COUNTY WASHINGTON

STATUTORY WARRANTY DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record.

Grantor:

Debbie Nelson Suit, acting as Personal Representative of

the Estate of Mary Clare Nelson, Deceased.

Grantee:

Debbie Nelson Suit, a married woman, as her separate property.

Assessor's Tax/Parcel Number:

4016-000-053-0000 / P69670

Abbrev. Legal Description:

LOT 53, SNEE OOSH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS,

PAGE 50, RECORDS OF SKAGIT COUNTY,

WASHINGTON.

GRANTOR: Debbie Nelson Suit, whose address is PO Box 558, La Conner, WA 98257, in her capacity as the duly appointed, qualified and acting personal representative of the estate of Mary Clare Nelson, deceased, under Skagit County Superior Court Cause #21-4-00123-29, does in distribution of said estate, hereby convey and warrant to:

GRANTEE: Debbie Nelson Suit, a married woman, as her separate property;

The estate's interest in THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 53, SNEE OOSH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON. AF#201201060083.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Grantor was appointed Personal Representative of the estate of Mary Clare Nelson, deceased, under Skagit County Superior Court Cause #21-4-00123-29. By Order of the Superior Court dated March 18, 2021, Grantor was authorized to settle the estate without further court intervention or supervision. Included among the property of the estate of decedent was decedent's interest in the real property legally described above. Decedent died on February 21, 2021; the real property was part of her estate; and this conveyance is made in consideration of distribution of decedent's estate as directed in her Last Will and Testament, and for no other consideration.

Grantor hereby conveys and warrants all right, title and interest the estate holds in and to the above-described real property, and improvements which are a part thereof, together with all after-acquired title of the estate therein, to Debbie Nelson Suit, a married woman as her separate property.

Dated this 25 day of August, 2021.

Debbie Nelson Suit, Personal Representative Estate of Mary Clare Nelson, Deceased

STATE OF WASHINGTON)

: SS)

County of Skagit

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

Notary Public in and for the State

of Washington, residing at Malorte

My Commission Expires: 09 29 202

KELSEY RYKER NOTARY PUBLIC #209990 STATE OF WASHINGTON **COMMISSION EXPIRES SEPTEMBER 29, 2023**