



**202111030034**

11/03/2021 10:00 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

**After Recording Return To:**

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-5055  
NOV 03 2021

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

**STATUTORY WARRANTY DEED**

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GRANTOR: **JAMES P. EBERHARDT**, individually and as Personal Representative of the **Estate of KAYLENE FARLEY, Deceased**

GRANTEE: **JAMES P. EBERHARDT**, a single man

Legal Description;  
Abbreviated Form: **G KELLOGG'S TO ANACORTES, LOTS 11 TO 16, EXCEPT E 10 FT LOT 16, BLOCK 4**

Additional on Page: 1

Assessor's Tax Parcel No: P57848; 3801-004-016-0009

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THE GRANTOR, **JAMES P. EBERHARDT**, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of KAYLENE FARLEY, Deceased**, under Skagit County Superior Court Cause No. 21-4-00369-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, **JAMES P. EBERHARDT**, a single man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lots 11 through 16, inclusive, EXCEPT the East 10 feet of said Lot 16, Block 4, "G. KELLOGG'S ADDITION TO THE CITY OF ANACORTES, WASH.," as per plat recorded in Volume 1 of Plats, page 39, records of Skagit County, Washington.

STATUTORY WARRANTY DEED-1

TOGETHER WITH a non-exclusive easement for ingress and egress over the existing driveway which is located on the Southernmost portion of the adjacent property. The Northernmost portion of said easement being approximately 10 feet to the North of the Southern boundary of said property.

SUBJECT TO: Easements, restrictions, and reservations of record.

On recording this deed all right, title, and interest in the above-described property shall vest in **JAMES P. EBERHARDT**, a single man.

DATED: October 29, 2021.

**Estate of KAYLENE FARLEY, Deceased**

*James P. Eberhardt*  
JAMES P. EBERHARDT

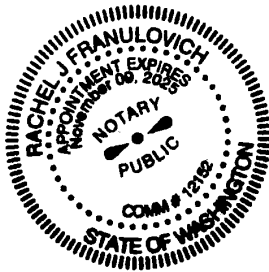
By *James P. Eberhardt*  
JAMES P. EBERHARDT  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **JAMES P. EBERHARDT** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of KAYLENE FARLEY, Deceased**, 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 29<sup>th</sup> day of October, 2021.



*Rachel J. Franulovich*  
RACHEL FRANULOVICH  
Printed Name \_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**

Skagit County Clerk  
Skagit County, WA  
08/20/2021

Estate of <b>KAYLENE FARLEY</b> :	No. 21-4-00369-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of KAYLENE FARLEY late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 20, 2021.
- 1.2 In that will JAMES P EBERHARDT is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JAMES P EBERHARDT is authorized by this court to execute the will of the above decedent according to law.

DATED 08/20/2021.

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 August 20, 2021.

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

DATED: 08/21/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

