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SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2021-5349

### STATUTORY WARRANTY DEED

**GRANTOR:** 

ESTUS K. POWELL, Personal Representative for the

Estate of Constance W. Powell, Deceased

**GRANTEE:** 

ESTUS K. POWELL, a single man

Legal Description;

Abbreviated Form:

Lot 15, LITTLE MOUNTAIN ADDITION No. 2

Additional on Page:

1

Assessor's Tax Parcel No:

4601-000-015-0004 / P102987

THE GRANTOR, **ESTUS K. POWELL**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Constance W. Powell, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 21-4-00515-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, **ESTUS K. POWELL**, a single man, that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantors therein:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

Dated this 19th day of November, 2021.

ESTATE OF CONSTANCE W. POWELL,

Deceased, Grantor

Estus K. Powell, Personal Representative

STATUTORY WARRANTY DEED PAGE 1

STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that ESTUS K. POWELL is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of CONSTANCE W. POWELL, 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 19th day of November, 2021.

Printed Name: Rachel Franulovich

NOTARY PUBLIC in and for the State of Washington My Commission Expires November 9, 2025

# EXHIBIT "A" (Legal Description)

Lot 15, LITTLE MOUNTAIN ADDITION NO. 2, according to the plat thereof, recorded in Volume 15 of Plats, page 81 through 83, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

Situated in Skagit County, Washington.

## SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED Skagit County Clerk Skagit County, WA 11/12/2021

Estate of CONSTANCE W POWELL:

No. 21-4-00515-29

LETTERS TESTAMENTARY

### I. BASIS

- 1.1 The last will of CONSTANCE W POWELL late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 10, 2021.
- 1.2 In that will ESTUS K. POWELL is named personal representative(s).
- 1.3 The personal representative has qualified.

#### **II. CERTIFICATION**

THIS IS TO CERTIFY THAT ESTUS K. POWELL is authorized by this court to execute the will of the above decedent according to law.

DATED 11/12/2021.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT Mary Gibbs, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

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 November 10, 2021.

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

SS

DATED: 11/12/2021

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT

Deputy Clerk

ON SHAGIT COUNT