

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

**WHEN RECORDED RETURN TO:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

---

**PERSONAL REPRESENTATIVE'S DEED**  
(Distribution of Real Property from Testate Estate)


---

**GRANTOR(S):** JON K. EDSON, as Personal Representative  
of the Estate of MARILYN M. JOHNSON  
**GRANTEE(S):** JON K. EDSON and JAN M. HADDOCK, as tenants in common  
**LEGAL DESCRIPTION:** LOT 7, "HORIZONS DIVISION II" (Full legal on pages 2 & 3)  
**PARCEL NO(S):** P83105  
**REFERENCE NOS.:** 202011200212 (Court Order)

1. **GRANTOR(S).** I, JON K. EDSON, am the duly appointed, qualified, and acting Personal Representative of the estate of MARILYN M. JOHNSON, deceased, SKAGIT, Washington, Superior Court Cause No. 18-4-00432-29. See certified Letters Administration attached hereto as Exhibit A.
2. **GRANTEE(S).** The Grantee is JON K. EDSON and JAN M. HADDOCK, beneficiaries of Decedent's Estate.
3. **DECEDENT'S ESTATE.** Decedent, MARILYN M. JOHNSON, died on September 23, 2018, with a validly executed Last Will and Testament dated September 13, 2012. On May 22, 2020, Grantor was appointed Personal Representative of Decedent's Estate and granted Nonintervention Powers for the administration of Decedent's Estate.
4. **REAL PROPERTY.** Among the assets of Decedent's Estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

LOT 7, "HORIZONS DIVISION II," AS PER PLAT RECORDED IN VOLUME  
14 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 2021-5398  
Date 11/24/2021

 **ELDERLAW**  
MEYERS, NEUBECK & HULFORD  
2828 Northwest Ave, Bellingham, WA 98225  
T: 360.647.8846 F: 360.647.8854

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT,  
STATE OF WASHINGTON.

SUBJECT TO EASEMENT FOR INGRESS, EGRESS AND UTILITIES  
RECORDED OCTOBER 21, 1980 UNDER AUDITOR'S FILE NO. 8010210035;  
COVENANTS, CONDITIONS, RESTRICTIONS CONTAINED IN  
DECLARATION RECORDED JANUARY 24, 1985 UNDER AUDITOR'S FILE  
NO. 8501240033; EASEMENT DELINEATED ON THE FACE OF THE PLAT;  
STANDARD PARTICIPATION CONTRACT RECORDED FEBRUARY 25,  
1987 UNDER AUDITOR'S FILE NO. 8702250002.

5. **CONSIDERATION.** This conveyance is made in consideration of the Grantee being Beneficiary under the terms of Decedent's Estate.
6. **CONVEYANCE.** Grantor conveys, grants, and quitclaims to JON K. EDSON and JAN M. HADDOCK, as tenants in common, all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at their death.

Dated this 24<sup>th</sup> day of November, 2021.

Estate of MARILYN M. JOHNSON, Deceased


  
By: JON K. EDSON, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that JON K. EDSON is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24<sup>th</sup> day of November, 2021.



  
DARELENA DH CHAFE  
Notary Public in and for the  
State of Washington  
Residing in Burlington  
My commission expires: 07/23/2022

18-4-00432-29  
LTRADW 29  
Letters of Administration with Will Annexed  
8229163



**FILED**  
Skagit County Clerk  
Skagit County, WA  
05/22/2020

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

No. 18-4-00432-29

Estate of MARILYN M JOHNSON:

LETTERS ADMINISTRATION  
(WITH WILL ANNEXED)  
DE BONIS NON

**I. BASIS**

- 1.1 The last will of MARILYN M JOHNSON late of SKAGIT County was exhibited, proven and recorded in the court on December 17, 2018.
- 1.2 On May 22, 2020 the court appointed JON K EDSON as personal representative with will annexed de bonis non.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 05/22/2020.

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

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

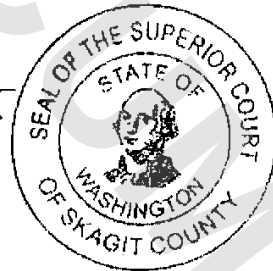
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration with Will Annexed De Bonis Non in the above-named case, which was entered of record on May 21, 2020.

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

DATED: 3/29/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY Kristen Denton  
Deputy Clerk



**Exhibit A**