

WHEN RECORDED RETURN TO:
Tiffany R. Gorton
KHBB LAW PLLC
705 Second Avenue, Suite 800
Seattle, WA 98104

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 2021-5532
Date 12/02/2021

PERSONAL REPRESENTATIVE'S DEED

Grantor: Estate of James Blair McCallum

Grantee: Rachel Stewart, as her separate property

Assessor's Property Tax Parcel No.: P57742

Abbreviated Legal Description:

KELLOGG'S & FORD TO ANA, LTS 6 7 8 EXC E 15FT LT 8 BLK 10, Skagit County
Washington

Complete Legal Description on Page: 3

Reference Nos. of Documents Released or Assigned: None

The GRANTOR, Estate of James Blair McCallum, through Lara Maurene McCallum, its duly appointed Personal Representative, in consideration of distribution of estate, bargains, sells, and conveys to the GRANTEE, Rachel Stewart, as her separate property, the following described real estate situated in Skagit County, Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Together with any easements, appurtenances, or other rights benefiting it or associated with the use thereof, and subject to encumbrances of record.

PERSONAL REPRESENTATIVE'S DEED

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In accordance with the distribution of the Estate of James Blair McCallum, this deed is intended to convey the entire community property interest of the Estate of James Blair McCallum and Rachel Stewart.

The Grantor for the estate and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

DATED this 4th day of May, 2021.

Lara Maurene McCallum

Lara Maurene McCallum, Personal Representative of
the Estate of James Blair McCallum

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

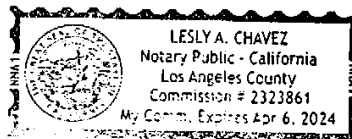
On May 4, 2021 before me, Lesly A. Chavez ^{A notary public} (name and title of officer), personally appeared Lara Maurene McCallum, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity as the Personal Representative of the Estate of James Blair McCallum, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public *Lesly A. Chavez*

(Seal)



PERSONAL REPRESENTATIVE'S DEED

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EXHIBIT "A"

Real estate located at 2309 31st Street, Anacortes, Skagit County, Washington, legally described as follows:

Lots 6, 7 and 8, Except the East 15 feet of Lot 8, Block 10, KELLOGG AND FORD'S ADDITION TO ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington; (being known as Lot 2, Block 10 of Survey recorded in Volume 2 of Surveys, page 90, under Auditor's File No. 877715, records of Skagit County, Washington.)

Situated in Skagit County, Washington.