

FILED FOR RECORD AT REQUEST OF:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-48

Jan 04 2022

Amount Paid \$10.00
Skagit County Treasurer
By Ashley Queen Deputy

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: KATHY NAON, as Personal Representative
of the Estate of MICHAEL ALLEN JOHNSON.
GRANTEE: JODIE ANNE HENDRY-CONRAD
LEGAL DESCRIPTION: LOT 160, "CEDARGROVE ON THE SKAGIT" (Full legal on page 2)
PARCEL NO.: P64235
REFERENCE NOS.: N/A

1. **GRANTOR(S).** I, KATHY NAON, am the duly appointed, qualified, and acting Personal Representative of the estate of MICHAEL ALLEN JOHNSON, deceased, Skagit, Washington, Superior Court Cause No. 19-4-00112-29. See certified Letters Testamentary attached hereto as Exhibit A.
2. **GRANTEE(S).** The Grantee is JODIE ANNE HENDRY-CONRAD, the beneficiary of Decedent's Estate.
3. **DECEDENT'S ESTATE.** Decedent, MICHAEL ALLEN JOHNSON, died on September 14th, 2018, with a validly executed Last Will and Testament dated July 26th, 2016. On December 1st, 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 160, "CEDARGROVE ON THE SKAGIT", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 48 THOROUGH 51, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 JODIE ANNE HENDRY-CONRAD, (As her personal property) 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 16 day of December, 2021.

Estate of MICHAEL ALLEN JOHNSON, Deceased

Kathy Naon
By: KATHY NAON, Personal Representative

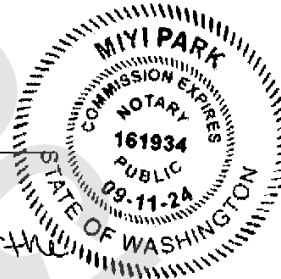
STATE OF WASHINGTON)
) ss.
COUNTY OF King)
1

I certify that I know or have satisfactory evidence that KATHY NAON 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 16 day of December, 2021.

(Signature)

Miya Park
Notary public in and for the
State of Washington
Residing in Brien
My commission expires: 9-11-24



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
12/01/2020

Estate of MICHAEL ALLEN JOHNSON:	No. 19-4-00112-29 LETTERS ADMINISTRATION (WITH WILL ANNEXED)
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I. BASIS

- 1.1 The last will of MICHAEL ALLEN JOHNSON late of SKAGIT County was exhibited, proven and recorded in the court on December 01, 2020.
- 1.2 On December 01, 2020 the court appointed KATHY NAON as personal representative with will annexed.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KATHY NAON is authorized by this court to administer the will of the above decedent according to law.

DATED 12/01/2020.

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 in the above-named case, which was entered of record on December 01, 2020.

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

DATED: 12/02/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

