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02/18/2022 02:13 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2022-605
FEB 18 2022
Amount Paid \$ 0
Skagit Co. Treasurer
By *UJ* Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTORS: Estate of Catherine N. Herdt, by and through W. Gary Herdt, Personal Representative, and W. Gary Herdt, in his individual capacity.

GRANTEE: W. Gary Herdt, Trustee of the Herdt Exempt Family Trust, dated February 17, 2022.

PARCEL NUMBER: P23182 (340335-2-001-0001)

ABBREVIATED LEGAL: (36.3100 ac) CU F&A #298 AF#751675 1973 TRNSF AF#807209: DR 15 DK 1 NE1/4 NW1/4 LESS TAX 13 & E 277 FT OF N 345 FT AKA PTN LT 1 S/P#8-77 AF#7908090042, SECTION 35, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

Situated in Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any.

REFERENCE: 8311280020

1. **Grantors.** W. Gary Herdt, as the duly appointed, qualified, and acting Personal Representative of the Estate of Catherine N. Herdt, deceased, and W. Gary Herdt, in his individual capacity.
2. **Grantee.** W. Gary Herdt, as Trustee of the Herdt Exempt Family Trust, dated February 17, 2022.
3. **Decedent's Estate.** Catherine N. Herdt died testate on May 22, 2021. Grantor was appointed as Personal Representative of the Estate of Catherine N. Herdt in the State of Washington, Superior Court for Skagit County, No. 21-4-00452-29, on October 6, 2021. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of Letters Testamentary is attached hereto as Exhibit A.
4. **Will Provision.** Article 3 of the Last Will & Testament of Catherine N. Herdt provides that Decedent's interest in the real property described in Exhibit B may be distributed to the Herdt Exempt Family Trust.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's community one-half (1/2) interest in the real property described in Exhibit B, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Catherine N. Herdt.
7. **Conveyance of Decedent's Community One-Half (1/2) Interest in Community Property.** Grantor, in his capacity as Personal Representative of the Estate, conveys, grants and quitclaims to W. Gary Herdt, as Trustee of the Herdt Exempt Family Trust, pursuant to the Last Will & Testament of Catherine N. Herdt, all of the community property interest of Decedent's estate in the real property described in Exhibit B, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at her death.
8. **Conveyance of W. Gary Herdt's Community One-Half (1/2) Interest in Community Property.** Grantor, in his individual capacity, confirms that he is the owner of an undivided community one-half (1/2) interest in the real property described in Exhibit B, and conveys, grants and quit claims to Grantee his entire interest in the said real property.
9. **Confirmation of Ownership Interest.** As the result of the conveyances set forth above, it is acknowledged and confirmed that the Grantee owns an undivided one hundred percent (100%) of the real property described in this Deed.

EXHIBIT B

Legal Description:

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 34 North, Range 3, East W.M., EXCEPT road and EXCEPT drainage ditch right of way and EXCEPT the following described tract:

Beginning at the Intersection of an established fence line and the South line of the County Road along the North line of said subdivision; which point is 663 feet, more or less, East of the intersection of the West line of the said subdivision and the South line of said County Road; thence West along the South line of the County road 300 feet; thence South 145.2 feet; thence East parallel with the said county road 300 feet, more or less, to said fence line; thence North along said fence line to the point of beginning;

Situated in Skagit County, Washington.