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202202180158

02/18/2022 02:15 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.599
FEB 18 2022

Amount Paid \$0
Skagit Co. Treasurer
By *GT* 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: P23184 (340335-2-001-0209)

ABBREVIATED LEGAL: (1.8300 ac) DK 1: DR 15: E 277FT OF W 363FT OF N 345FT OF NE1/4 NW1/4, SECTION 35, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RT#0-016 & 2-001-01 AKA PTN LT 1 S/P#8-77 AF#7908090042.

Situated in Skagit County, Washington.

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

REFERENCE: 851494

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:

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 35, Township 34 North, Range 3, East of W.M., described as follows:

Commencing at the Northeast corner of said sub-division thence West 1116.25 feet along the North line of said sub-division; thence South 165.20 feet at right angles to said North line of said sub-division; thence West 120 feet; thence North 165.20 feet to said North line of said sub-division; thence East 120 feet to the point of beginning, LESS County Road.

Situated in Skagit County, Washington.