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Jones Butler Dolan, PS P. O. Box 458 Stanwood, WA 98292 360-336-2939 02/18/2022 02:15 PM Pages: 1 of 5 Fees: \$207.50 Skagit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX ZOZZ - 598 FEB 18 2022

Amount Paid \$ - Skagit Co. Treasurer
By 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 NUMBERS:

P59497 (3822-000-096-0005)

P60204 (3830-000-113-0004)

ABBREVIATED LEGALS: SKYLINE 6 LOT 96; and

SKYLINE NO. 17 – CONDOMINIUM LOT 113 .6529%

Situated in Skagit County, Washington.

SUBJECT TO:

Covenants, Conditions, Restrictions, Reservations,

Provisions, Agreements, and Easements of record, if any.

REFERENCE:

7904030054

- 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.
- 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.

10. Limitations of Covenants. Grantor expressly limits, for himself and his successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This //day of February, 2022.

ESTATE OF CATHERINE N. HERDT

W. GARY HERDT

Personal Representative of the Estate of Catherine N. Herdt

W. GARY HERDT

In his individual capacity

STATE OF WASHINGTON

SS:

COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that W. Gary Herdt is the person who appeared before me, and he acknowledged that he was authorized to execute this instrument as Personal Representative of the Estate of Catherine N. Herdt, and in his individual capacity, and stated that he executed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 17 th day of February, 2022.

VIRGINA E. LYSTER

Notary(Public

In and for the State of Washington My appointment expires: 11-19-2023

VIRGINIA E LYSTER NOTARY PUBLIC #130887 STATE OF WASHINGTON COMMISSION EXPIRES NOVEMBER 19, 2023 21-4-00452-29 LTRTS 9 Letters Testamentary 11148852

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED Skagit County Clerk Skagit County, WA 10/06/2021

Estate of CATHERINE N HERDT:

No. 21-4-00452-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of CATHERINE N HERDT late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 06, 2021.
- 1.2 In that will W GARY HERDT is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT W GARY HERDT is authorized by this court to execute the will of the above decedent according to law.

DATED 10/06/2021.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT 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 Testamentary in the above-named case, which was entered of record on October 06, 2021.

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

DATED: FEB 1 7 2022

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT

Deputy Clerk

MERCADIE DAVIS

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EXHIBIT B - Legal Description:

PARCEL "A"

Tract 113 of "SKYLINE NO. 17", as per plat recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, Washington.

PARCEL "B"

An undivided .6529 percentage interest in the land lying within the plat of "SKYLINE No. 17", as per plat recorded in Volume 9 of Plats, pages 101 and 102, records of Skagit County, Washington: EXCEPT that portion thereof lying within Lots 1 and 142, inclusive, of said plat.

PARCEL "C"

Tract 96, "SKYLINE DIVISION NO. 6" as per plat recorded in Volume 9 of plats, pages 64 through 67, records of Skagit County, Washington.