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03/10/2022 09:33 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

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

2022.921

MAR 10 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy
[Signature]

WHEN RECORDED RETURN TO:

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

ADMINISTRATOR'S DEED

(Distribution of Real Property from an Intestate Estate)

GRANTOR(S): The LISA J. NIELSEN, as Administrator of the Estate of
BETTY MAE NIELSEN
GRANTEE(S): LISA J. NIELSEN
PARCEL NOS.: P38108
P38109
LEGAL DESCRIPTION: S 1/2, NE 1/4 of 30, 35, NE 4 E (Full Legal on Page 2)
REFERENCE NO.: 200511180003 (Previous Statutory Warranty Deed)

1. Grantor(s). I, LISA J. NIELSEN, am the duly appointed, qualified, and acting Administrator of the estate of BETTY MAE NIELSEN, deceased, Whatcom, Washington, Superior Court Cause No. 20-1-00564-37 as evidenced by the Letter of Administrated attached hereto as Exhibit A.

2. Grantee(s). The Grantee is LISA J. NIELSEN, the beneficiary of the Estate of BETTY MAE NIELSEN.

3. Decedent's Estate. Decedent, BETTY MAE NIELSEN, died intestate on October 11, 2020, without a validly executed Will. On November 10, 2020, Grantor was appointed Administrator of Decedent BETTY MAE NIELSEN's estate and granted Nonintervention Powers for the administration of Decedent's estate. The Letters of Administration have been recorded simultaneously with this Deed as documented under the above reference number.

4. Beneficiary(ies). LISA J. NIELSEN is the beneficiary of Decedent's estate.

5. Real Property. Among the assets of Decedent's estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

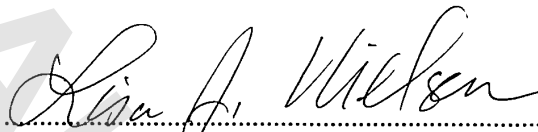
THE SOUTH HALF OF THE NORTHEAST QUARTER, LESS PUBLIC ROADS, OF SECTION 30, TOWNSHIP 35, NORTHEAST 4 EAST W.M.

6. Consideration. This conveyance is made in consideration of the Grantee being Beneficiary under the Estate of BETTY MAE NIELSEN.

7. Conveyance. Grantor conveys, grants, and quitclaims to LISA J. NIELSEN, as her separate 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 20th day of January, 2022.

Estate of BETTY MAE NIELSEN, Deceased


.....
By: LISA J. NIELSEN, Administrator

FILED
COUNTY CLERK

2020 NOV 12 P 2:25

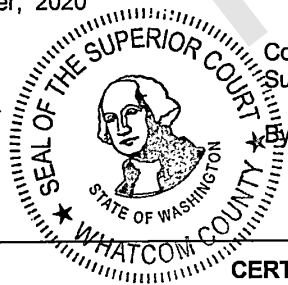
SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF BETTY MAE NIELSEN, Deceased.</p>	<p>NO. 20-4-00564-37 LETTERS OF ADMINISTRATION</p>
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WHEREAS **BETTY MAE NIELSEN** late of Skagit County, Washington on the 11th day of October, 2020, died intestate, leaving at the time of his or her death, property in this State subject to administration:

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint **LISA NIELSEN** Administratrix upon said estate, and whereas said administrator/administratrix has duly qualified, hereby authorize him or her to administer the same according to law.

WITNESS **David M. Thorn**, Judge of said Superior Court and the seal of said Court hereto affixed this 10th day of November, 2020



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington
By *J. Massey*, Deputy Clerk

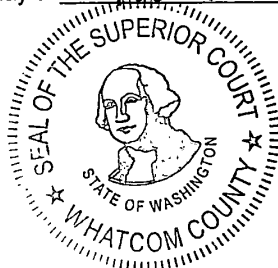
CERTIFICATE

STATE OF WASHINGTON]
COUNTY OF WHATCOM] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 10th day of November, 2020, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 12th day of November, 2020.



County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington,
By *J. Massey*, Deputy Clerk