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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

WHEN RECORDED RETURN TO:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.922
MAR 10 2022

Amount Paid \$ 6
By Skagit Co. Treasurer
Deputy

PERSONAL REPRESENTATIVE'S DEED
(Distribution of Real Property from Testate Estate)

GRANTOR(S): ANDREA B. GRUENER, as Personal Representative
of the Estate of MARIA JULIANNE GRUENER
GRANTEE(S): ANDREA B. GRUENER
LEGAL DESCRIPTION: W ½, W ½, SE ¼, NE ¼, 14, 35N, 4E (Full legal on page 2)
PARCEL NO(S): P36593
REFERENCE NOS.: 201902060047 (previous deed)

- GRANTOR(S).** I, ANDREA B. GRUENER, am the duly appointed, qualified, and acting Personal Representative of the estate of MARIA JULIANNE GRUENER, deceased, Skagit, Washington, Superior Court Cause No. 21-4-00419-29. See certified Letters Testamentary attached hereto as Exhibit A.
- GRANTEE(S).** The Grantee is ANDREA B. GRUENER, the beneficiary of Decedent's Estate.
- DECEDENT'S ESTATE.** Decedent, MARIA JULIANNE GRUENER, died on June 10, 2021, with a validly executed Last Will and Testament dated June 30, 2017. On November 5, 2021, Grantor was appointed Personal Representative of Decedent's Estate and granted Nonintervention Powers for the administration of Decedent's Estate.
- REAL PROPERTY.** Among the assets of Decedent's Estate is the following described real property, and all improvements thereon, located in Skagit County, Washington:

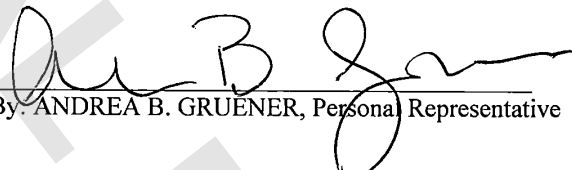
THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, NORTH OF THE 'NORTHERN PACIFIC ADDITION TO ANACORTES,' AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE ROAD AND ALSO THE SOUTH 15 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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 ANDREA B. GRUENER, (titling of 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 14 day of January, 2022.

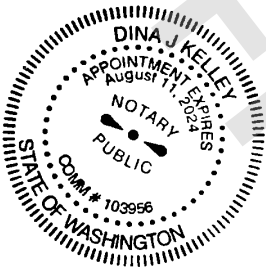
Estate of MARIA JULIANNE GRUENER, Deceased


 By: ANDREA B. GRUENER, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ANDREA B. GRUENER 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 14th day of January, 2022.



Dina J. Kelley
(Signature)

Dina J. Kelley
(Printed Name)
Notary Public in and for the
State of Washington
Residing in Scaro Woolley
My commission expires: 8-11-23



FILED
Skagit County Clerk
Skagit County, WA
11/05/2021

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of MARIA JULIANNE GRUENER:	No. 21-4-00419-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of MARIA JULIANNE GRUENER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 05, 2021.
- 1.2 In that will ANDREA B GRUENER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ANDREA B GRUENER is authorized by this court to execute the will of the above decedent according to law.

DATED 11/05/2021.

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 November 05, 2021.

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

DATED: 4/8/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Kristen Denton*
Deputy Clerk

