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03/16/2022 03:42 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022.1025

MAR 16 2022

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy
LT

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s):	Kathleen Colwell, Personal Representative of the Estate of James L. Earley
Grantee(s):	Kyle Wilson as his separate property
Abbreviated Legal:	CAPE HORN ON THE SKAGIT LOT 8 BLK F
Address:	7468 Spruce Court, Concrete, WA 98237
Parcel #:	P63090 / 3868-006-008-0004

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Kathleen Colwell, is the duly appointed, qualified and acting personal representative of the Estate of James Loyd Earley, deceased.
2. **ESTATE.** James Loyd Earley died on December 24, 2021. On February 8, 2022 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 22-4-00064-29. On February 25, 2022, an Order was entered allowing transfer of the above referenced real property from James Loyd Earley and Ramona Earley to Kyle Wilson.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on February 8, 2022 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of James Loyd Earley was interest in the real property described as follows:

CAPE HORN ON THE SKAGIT LOT 8 BLOCK F
5. **CONVEYANCE:** Pursuant to Skagit County Superior Court order entered on February 25, 2022 under cause number 22-4-00064-29 (attached hereto), Grantor hereby conveys and quitclaims to Kyle Wilson, as his separate property, the above-described property, together with all after acquired title of the grantor therein.
6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

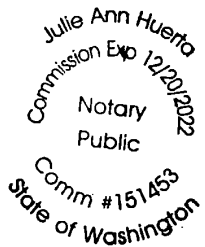
Dated: march 10, 2022.

Kathleen Colwell
Kathleen Colwell
Personal Representative of the Estate of
James Loyd Earley, deceased, and not in her
individual capacity

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

On this 10 day of march, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Kathleen Colwell, to me known to be the individual who signed as Personal Representative of the Estate of James Loyd Earley, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 12-20-22

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
02/08/2022

Estate of JAMES LOYD EARLEY:

No. 22-4-00064-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JAMES LOYD EARLEY late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on February 08, 2022.
- 1.2 In that will KATHLEEN COLWELL is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 02/08/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Mary Vehorn, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

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 February 08, 2022.

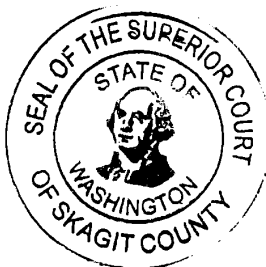
I further certify that these letters are now in full force and effect.

DATED: 2/8/22

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Mary Beth Vehorn
Deputy Clerk

MARY BETH VEHORN



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 3/9/22



MELISSA BEATON, County Clerk

By [Signature]
Deputy Clerk

22-4-00064-29
DRAU 15
Order Authorizing
11906905



FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2022 FEB 25 AM 9:24

MARY BETH VEHORN

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

ESTATE OF

CAUSE NO. 22-4-00064-29

JAMES LOYD EARLEY

ORDER AUTHORIZING THE
PERSONAL REPRESENTATIVE TO
TRANSFER REAL PROPERTY

DECEASED

THIS MATTER coming on before the undersigned judge of the above-entitled Court on the date indicated, the Personal Representative having given notice to the known heirs by his best efforts, NOW, THEREFORE,

IT IS HEREBY ORDERED:

1. The Motion to Authorize Transfer of Real Estate to Kyle Wilson, Sonda Earley, Kathleen Colwell and Rusty Wilson is granted;

2. Pursuant to RCW 11.04.015(1)(a), James Loyd Earley was entitled to all of Ramona Earley's share of the net community estate, including real property located at:

Address	Parcel No.
7468 Spruce Court Concrete, WA 98237	P63090 3868-006-008-0004
7463 Spruce Court Concrete, WA 98237	P63091 3868-006-009-0003
7471 Spruce Court Concrete, WA 98237	P63092 3868-006-010-0000

ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - Page 1 of 2

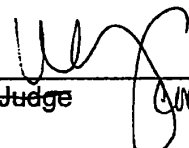
STILES & LEHR INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 228 - 925 METCALF STREET
SEDRO WOOLLEY, WASHINGTON 98284
(360) 855-0131 FAX (360) 856-2875

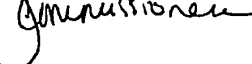
1 3. Any and all of Ramona Earley's interest in the real property above-
2 mentioned shall be transferred to the Estate of James Loyd Earley;

3 4. The Personal Representative of the Estate of James Loyd Earley,
4 Kathleen Colwell, is authorized to execute any further documents and to take such
5 further actions, as necessary to complete the transfer of the real property above-
6 mentioned to Kyle Wilson, Sonda Earley, Kathleen Colwell and Rusty Wilson pursuant
7 to the Last Will and Testament of James Loyd Earley.

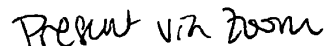
8 IT IS FURTHER ORDERED

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16 DATED: 2/25/22


Judge


Commissioner

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20 Presented by:

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23 Timothy C. Lehr, WSBA #50807
24 Attorney for the Estate

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31 ORDER AUTHORIZING
TRANSFER OF REAL PROPERTY - Page 2 of 2

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