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04/27/2022 02:23 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 1718  
APR 27 2022

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

After recording mail to:

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

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Grantor(s): Tristin Mihelich, Personal Representative of the Estate of  
Matthew John Mihelich  
Grantee(s): Tristin Mihelich  
Abbreviated Legal: PTN LTS 56 AND 57K PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT  
CO., WASH."  
Assessor's Tax Parcel #: P67128 / 3941-000-057-0008

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR.** The undersigned Grantor, Tristin Mihelich, is the duly appointed, qualified and acting personal representative of the Estate of Matthew John Mihelich, deceased.
2. **ESTATE.** Matthew John Mihelich died on November 29, 2021. On April 18, 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. 22-4-00197-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on April 18, 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 Matthew John Mihelich was interest in the real property described as follows:  

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Tristin Mihelich 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: April 22, 2022.

Tristin A. Mihelich

Tristin Mihelich  
Personal Representative of the Estate of  
Matthew John Mihelich, deceased, and not in  
his individual capacity

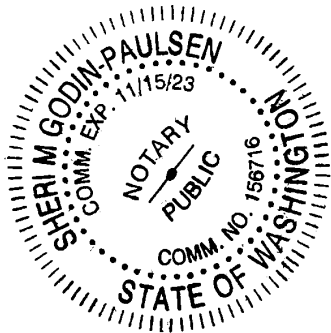
STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 22 day of April, 2022, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Tristin Mihelich, to me known to be the individual who signed as Personal Representative of the Estate of Matthew John Mihelich, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he 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.

Sheri M Godin Paulsen

NOTARY PUBLIC in and for the  
State of Washington  
residing at: Seattle  
My appointment expires: 11-15-23



**EXHIBIT A – LEGAL DESCRIPTION**

THAT PORTION OF LOTS 56 AND 57, PLAT 1, "LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGES 5 AND 6, RECORDS OF SKAGIT COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A RADAR & LEONARD REBAR AND CAP AT THE SOUTHEAST CORNER OF LOT 57 OF SAID LAKEVIEW TRACTS;

THENCE NORTH 70 DEGREES 37 MINUTES 16 SECONDS WEST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 9.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY BOUNDARY NORTH 70 DEGREES 36 MINUTES 16 SECONDS WEST, A DISTANCE OF 205.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 57; THENCE NORTH 25 DEGREES 52 MINUTES 35 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOTS 57 AND 56, A DISTANCE OF 146.93 FEET;

THENCE SOUTH 53 DEGREES 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 143.85 FEET; THENCE SOUTH 40 DEGREES 38 MINUTES 36 SECONDS EAST, A DISTANCE OF 57.78 FEET; THENCE SOUTH 18 DEGREES 14 MINUTES 12 SECONDS WEST, A DISTANCE OF 75.80 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE MOST NORTHERLY CORNER OF THE TRACT HEREIN CONVEYED;

THENCE NORTH 25 DEGREES 52 MINUTES 35 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 56, A DISTANCE OF 6.70 FEET TO THE BEGINNING OF A 412.45 FOOT RADIUS TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID WESTERLY LINE AND THE ARC OF SAID CURVE IN A NORTHERLY DIRECTION, THROUGH A CENTRAL ANGLE OF 13 DEGREES 19 MINUTES 57 SECONDS, AN ARC DISTANCE OF 95.98 FEET; THENCE SOUTH 07 DEGREES 45 MINUTES 35 SECONDS WEST, A DISTANCE OF 100.07 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 35 SECONDS WEST, A DISTANCE OF 10.25 FEET TO THE NORTHERLY LINE OF THE PARCEL THEREIN CONVEYED; THENCE NORTH 53 DEGREES 55 MINUTES 23 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

