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05/27/2022 11:44 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Filed for Record at Request of:
Jayne Marsh Gilbert
Gilbert & Gilbert Lawyers, Inc.
314 Pine St., Ste 211
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 2207
MAY 27 2022

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

PERSONAL REPRESENTATIVE'S DEED

THE **GRANTOR**, JUSTIN MICHAEL OVENELL, as Personal Representative of the ESTATE OF MICHAEL DAVID OVENELL, Skagit County Cause No. 21-4-00187-29, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament does hereby grant and convey to THERESA JEAN OVENELL, all decedent's interest and any after acquired right, title, and interest in that certain real property situated in Skagit County, Washington, legally described as follows:

Parcel No. P73172:

Lots 1, 2, 3 and 4, Block 138, plat of MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113-114, records of Skagit County, Washington. Together with the East ½ of the alley in said Block 138 adjacent to said Lots 1, 2, 3 and 4; the West ½ of Walla Walla Avenue adjacent to said Lots 1, 2, 3 and 4; and the South ½ of 5th Street lying East of the centerline of the alley in said Block 138 extended North and West of the centerline of Walla Walla Avenue extended North. Containing 0.9300 acres more or less.

Parcel No. P73174:

Lots 6, 7, 8 and 9, Block 138, plat of MAP OF FIDALGO CITY, SKAGIT CO. WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, pages 113-114, records of Skagit County, Washington. Together with the alley lying between lots 6, 7, 8 and 9 in said Block 138; the West ½ of Walla Walla Avenue and the East ½ of Lincoln Avenue and the North ½ of 4th Street lying adjacent to said Lots 6, 7, 8 and 9, in Block 138 and the alley in between said Lots 7 and 8. Containing 1.200 acres more or less.

The Grantor estate, for itself and for its successors in interest, does by these presents

expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 18th day of May 2022.

Estate of Michael David Ovenell

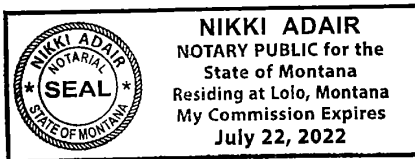
By: [Signature]

Justin Michael Ovenell, Personal Representative

STATE OF MONTANA)
) ss.
COUNTY OF Missoula)

On this day personally appeared before me JUSTIN MICHAEL OVENELL, to me known to be the Personal Representative the estate of MICHAEL DAVID OVENELL, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18th day of May 2022.



[Signature]

Notary Public, State of ~~Washington~~ Montana

Residing at: Lolo, MT

My commission expires: 7/22/22

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
04/30/2021

**The Estate of MICHAEL DAVID
OVENELL:**

No. 21-4-00187-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of MICHAEL DAVID OVENELL late of GALLATIN County, State of MONTANA was duly exhibited proven and recorded in this court on April 30, 2021.
- 1.2 In that will JUSTIN MICHAEL OVENELL is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 04/30/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

ss

COUNTY OF SKAGIT

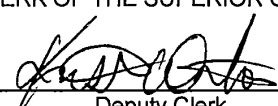
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on April 30, 2021.

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

DATED: 05/04/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

