



202207270038

07/27/2022 11:05 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

Filed for Record and Request of
And after Recording Return to:

Russell P. Sellen
1311 H Avenue
Anacortes WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3075
JUL 27 2022

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

PERSONAL REPRESENTATIVE'S DEED

Grantor: Russell Paul Sellen, Personal Representative

Grantee: Russell Paul Sellen,

Abbreviated Legal Description: Lts 11, 12, 13 and 14, Blk 8 Munk's Queen Ann to Anacortes, Rec in Vol 3 of Plats, Page 1, Rec of Skagit County, Washington.

Munk's Queen Ann Lts 15 to 20 Blk 8

Munk's Queen Ann to Ana Lts 1 to 5 Blk 9 together with the North 1/2 of vacated alley adjoining.

Munk's Queen Ann to Ana Lts 6 to 10 Blk 9 together with the North 1/2 of vacated alley adjoining.

Assessor's Tax Parcel Number: P58040, P58041, P58042, P58043

1. **GRANTOR.** The Grantor, RUSSELL PAUL SELLEN, acting as the duly appointed, qualified, and acting Personal Representative of the Estate of LEONARD LEROY ELLINGSON, Deceased, under SKAGIT County Superior Court Cause No. 22-4-00391-29.

2. **GRANTEE(S).** The Grantee is RUSSELL PAUL SELLEN, as A SINGLE MAN, AS HIS SEPARATE ESTATE.

3. **DECEDENT'S ESTATE.** Decedent LEONARD LEROY ELLINGSON died TESTATE on JUNE 22, 2022. On JULY 25, 2022, RUSSELL PAUL SELLEN was appointed Personal Representative of Decedent's estate.

4. **REAL PROPERTY.** Decedent's estate includes the following real property commonly known as: 1311 H AVENUE, ANACORTES WA 98221, 1310 I AVENUE, ANACORTES WA 98221, along with two other parcels and legally described as:

PARCEL 1: LOTS 11, 12, 13 AND 14, BLOCK 8, MUNK'S QUEEN ANN TO ANACORTES, RECORDED IN VOLUME 3 OF PLATS, PAGE 1, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL 2: MUNK'S QUEEN ANN TO ANA LOTS 15 TO 20 BLOCK 8.

PARCEL 3: MUNK'S QUEEN ANN TO ANACORTES LOTS 1 TO 5, BLOCK 9, TOGETHER WITH THE NORTH ½ OF VACATED ALLEY ADJOINING.

PARCEL 4: MUNK'S QUEEN ANN TO ANACORTES LOTS 6 TO 10, BLOCK 9 TOGETHER WITH THE NORTH ½ OF VACATED ALLEY ADJOINING.

5. **CONVEYANCE OF DECEDENT'S INTEREST.** Grantor conveys, grants, and quit-claims to RUSSELL PAUL SELLEN a SINGLE MAN as his separate property, all of the interest of Decedent's estate in the real property 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 at his death.

DATED this 27th day of July, 2022.

Russell Paul Sellen

RUSSELL PAUL SELLEN, Personal Representative of the Estate of LEONARD LEROY ELLINGSON

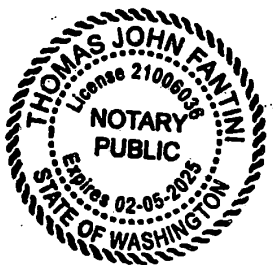
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that RUSSEL PAUL SELLEN, as Personal Representative of the Estate of Leonard Leroy Ellingson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the free and voluntary act of the estate for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 27th day of July, 2022.



Thomas John Fantini

NOTARY PUBLIC in and for the State of Washington. Residing at: Peoples Bank WA. My commission expires: 02-05-2025



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
07/25/2022

**Estate of LEONARD LEROY
ELLINGSON:**

No. 22-4-00391-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of LEONARD LEROY ELLINGSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on July 25, 2022.
- 1.2 In that will RUSSEL PAUL SELLEN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 07/25/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, 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 July 25, 2022.

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

DATED: 7/26/22

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

Trachel Brumano
Deputy Clerk

