



202211210094

11/21/2022 03:49 PM Pages: 1 of 2 Fees: \$204.56
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF:

MARY ELLEN COUGHLAN
Personal Representative of the Estate of Paul Cassidy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

WHEN RECORDED RETURN TO:
LAW OFFICE OF DEWEY W. WEDDLE, PLLC
909 7TH STREET
ANACORTES, WA 98221

2022 4680
NOV 21 2022

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: **Mary Ellen Coughlan**, Personal Representative of the Estate of Paul Cassidy,
aka Paul S. Cassidy Jr.

GRANTEE: **Mary Ellen Coughlan**

LEGAL DESCRIPTION: (0.1524 ac) LOT 69, SAN JUAN PASSAGE PHASE IV,
RECORDED UNDER AF#201212260122, BEING A PORTION OF REVISED TRACT P PER
AF#201112080064 SAN JUAN PASSAGE PHASE III, FUTURE DEVELOPMENT IN SAN
JUAN PASSAGE PHASE II, RECORDED UNDER AF#201105020052, BEING A PORTION
OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

PARCEL NO. P131406 XrefID: 6010-000-000-0069

SITE ADDRESS: 4719 SCHOONER DRIVE, ANACORTES, WA 98221

1. Grantor. I, **Mary Ellen Coughlan**, am the duly appointed, qualified, and acting Personal Representative of the Estate of Paul Cassidy, deceased, Skagit County, Washington, Superior Court Case No. 22-4-00070-29.

2. Grantee. The Grantee, **Mary Ellen Coughlan**, a single woman.

3. Decedent's Estate. Decedent, **Paul S. Cassidy Jr.**, died testate on October 14, 2021. On February 11, 2022, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Decedent's *Will* provided that his residuary estate be given to his surviving child, **Joshua Cassidy**, including Decedent's one-half interest in the real property located at 4719 Schooner Drive, Anacortes, Washington. Joshua Cassidy has signed an *Irrevocable Disclaimer* regarding said one-half interest in the real property.

5. Real Property. The following described real property located in Skagit County, Washington:

LEGAL DESCRIPTION: (0.1524 ac) LOT 69, SAN JUAN PASSAGE PHASE IV, RECORDED UNDER AF#201212260122, BEING A PORTION OF REVISED TRACT P PER AF#201112080064 SAN JUAN PASSAGE PHASE III, FUTURE DEVELOPMENT IN SAN JUAN PASSAGE PHASE II, RECORDED UNDER AF#201105020052, BEING A PORTION OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M.

PARCEL NO. P131406 XrefID: 6010-000-000-0069

SITE ADDRESS: 4719 Schooner Drive, Anacortes, WA 98221

6. Consideration. This conveyance is made in consideration of those statutes governing the distribution of property pursuant to the terms of a Last Will and Testament.

7. Conveyance. Grantor, in her capacity as Personal Representative and not individually, conveys, grants, and quitclaims to **Mary Ellen Coughlan**, without warranty, Decedent's one-half interest of 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 one-half interest in the real property at his death.

Dated this 17th day of November 2022

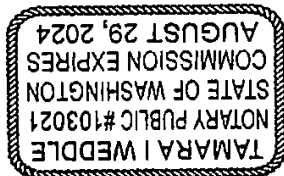
Estate of Paul S. Cassidy, Jr, Deceased


By: 
Mary Ellen Coughlan, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17th day of November 2022 personally appeared before me **Mary Ellen Coughlan**, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed** and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF,
I have hereunto set my hand this 17th day of November 2022.




TAMARA I. WEDDLE

NOTARY PUBLIC in and for the state of
Washington, residing at Anacortes, WA
My commission expires: August 29, 2024