



202212160130

12/16/2022 12:26 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 4931
DEC 16 2022

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

SPECIAL WARRANTY DEED

GRANTOR: **MICHAEL L. SARGENT**, Personal Representative of the
Estate of GENE SARGENT, Deceased

GRANTEE: **CINDY K. TRASK**, a married woman as her separate estate

Legal Description:

Abbreviated Form: LOT 8, ROCKRIDGE ESTATES DIV NO. II

Additional on: Page 1

Assessor's Tax Parcel No.: 4703-000-008-0000; P113029

THE UNDERSIGNED GRANTOR, **MICHAEL L. SARGENT**, in his capacity as the duly appointed Personal Representative of the **Estate of GENE SARGENT, Deceased**, under Skagit County Superior Court Cause No. 22-4-00473-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **CINDY K. TRASK**, a married woman as her separate estate, a one-quarter (1/4) interest in Grantor's right, title, and interest, together with all after-acquired title of the Grantor in such one-quarter (1/4) interest, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 8, Plat of Rockridge Estates Division No. II, as per plat recorded in Volume 16 of Plats, pages 194 and 195, records of Skagit County, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to

SPECIAL WARRANTY DEED - 1

arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED this 16th day of December, 2022.

Estate of GENE SARGENT, Deceased

By Michael L Sargent
MICHAEL L. SARGENT
Personal Representative

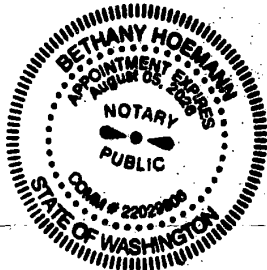
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **MICHAEL L. SARGENT** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of GENE SARGENT, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of December, 2022.



Bethany Hoemann

Printed Name: BETHANY HOEMANN
NOTARY PUBLIC in and for the State of Washington
My Commission Expires August 5, 2026

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
09/15/2022

Estate of GENE SARGENT:	No. 22-4-00473-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of GENE SARGENT late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on September 15, 2022.
- 1.2 In that will MICHAEL SARGENT is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 09/15/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

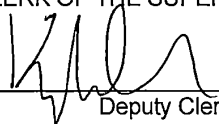
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on September 15, 2022.

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

DATED: 09/15/2022

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk