



202301040048

01/04/2023 03:58 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

2023-5094
JAN 4 2023

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

SPECIAL WARRANTY DEED

GRANTOR: DAVID L. HUGHES, Personal Representative of the Estate of DONNA M. HUGHES, Deceased

GRANTEE: JEFFREY J. HUGHES, a married man as his separate estate

Legal Description:

Abbreviated Form: PTN NW ¼ SW ¼ SEC 24 TWP 33 N R 3 E W.M.

Additional on: Pages 1 and 2

Assessor's Tax Parcel No.: 330324-0-002-0008; P16044

THE UNDERSIGNED GRANTOR, **DAVID L. HUGHES**, in his capacity as the duly appointed Personal Representative of the Estate of **DONNA M. HUGHES, Deceased**, under Skagit County Superior Court Cause No. 19-4-00381-29, in non pro rata distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **JEFFREY J. HUGHES**, a married man as his separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

A tract of land situated in Section 24, Township 33 North, Range 3 East W.M., described as follows:

That portion of the Northwest Quarter of the Southwest Quarter described as follows:

Begin 10 rods westerly more or less from the southeast quarter corner of the southwest quarter of the northwest quarter to Dike District #2 drainage ditch right of way, the point of beginning of this description; thence westerly to the intersection of Freshwater Slough; thence southeasterly along slough bank to said Dike District #2 drainage ditch right of way; thence northerly to point of beginning.

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 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 28th day of December, 2022.

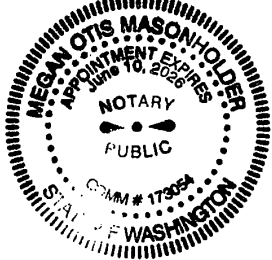
Estate of DONNA M. HUGHES, Deceased

By David L. Hughes
DAVID L. HUGHES
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that DAVID L. HUGHES 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 DONNA M. HUGHES, 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 28th day of December, 2022.



Megan Masonholder
Printed Name MEGAN MASONHOLDER
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2026

19-4-00381-29
LRTS 5
Letters Testamentary
7077310



FILED

Skagit County Clerk
Skagit County, WA
11/21/19

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of DONNA M. HUGHES:	No. 19-4-00381-29 LETTERS TESTAMENTARY
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I. BASIS

1.1 The last will of DONNA M. HUGHES late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 21, 2019.

1.2 In that will DAVID L. HUGHES is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 21st day of November, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, 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 November 21, 2019.

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

DATED: 1/4/23

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Rachel B. Shaw
Deputy Clerk

