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02/10/2023 09:49 AM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor, WA

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KHBB LAW PLLC

*Attorneys at Law*

705 Second Avenue, Suite 800

Seattle, WA 98104-1711

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235442

Feb 10 2023

Amount Paid \$10.00

Skagit County Treasurer

By Lena Thompson Deputy

## PERSONAL REPRESENTATIVE'S DEED

(BARGAIN & SALE DEED UNDER RCW 64.04.040)

Ptn. Lot 4, Anacortes SP#95-002

Tax Parcel Number: 350230-2-223-0300 P110454

The Grantor, ESTATE OF PHILIP JOHN ROEDER (KCSC No. 21-4-00549-1 SEA), through its Personal Representative, DARLENE ROEDER, in consideration of distribution of estate, bargains, sells, and conveys to the Grantee, DARLENE ROEDER, an unmarried woman as her separate property, the estate's 1/2 interest in the following real property located in Skagit County:

SEE ATTACHED EXHIBIT A

together with any easements, agreements, rights, or interests benefiting or pertaining to it.

The Grantor for the estate and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

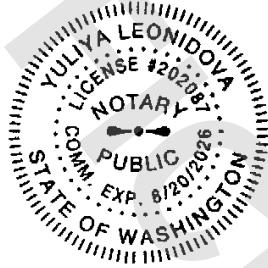
DATED: 1/23, 2022 23 DR

Darlene Roeder  
DARLENE ROEDER, Personal Representative  
Estate of Philip John Roeder

STATE OF WASHINGTON     )  
  ) ss.  
COUNTY OF KING         )

I certify that I know or have satisfactory evidence that **DARLENE ROEDER** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Philip John Roeder to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

ACKNOWLEDGED before me this 23<sup>rd</sup> day of January, ~~2022~~ <sup>YL</sup> 2023



*Yuliya Leonidova*  
(Print name) Yuliya Leonidova  
Notary Public in and for the State of Washington  
My commission expires 08/20/2026

**EXHIBIT A****PARCEL A:**

THE NORTH 160 FEET OF THE EAST 151 FEET OF ALL THAT PORTION OF LOT 4, LYING WEST OF "V" PLACE, AS SET FORTH ON ANACORTES SHORT PLAT NO. 95-002 AS APPROVED JUNE 6, 1995, AND RECORDED AUGUST 30, 1995, IN VOLUME 12 OF SHORT PLATS, PAGES 23 AND 24, UNDER AUDITOR'S FILE NO. 9508300041, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF TRACTS 3, 4 AND 5, PLATE 11, ANACORTES TIDE AND SHORELANDS IN SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON

**PARCEL B:**

THE NORTH 160 FEET OF ALL THAT PORTION OF LOT 4, ANACORTES SHORT PLAT NO. ANA 95-002, AS APPROVED JUNE 6, 1995 AND RECORDED AUGUST 30, 1995, VOLUME 12 OF SHORT PLATS, PAGES 23 AND 24, UNDER AUDITOR'S FILE NO. 9508300041, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF "V" PLACE AS SHOWN THEREON; BEING A PORTION OF TRACTS 3, 4, AND 5, PLATE 11, ANACORTES TIDE AND SHORELANDS IN SECTION 30-35-2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE EAST 151 FEET THEREOF.

SITUATED IN SKAGIT COUNTY, WASHINGTON

**PARCEL C:**

ALL THAT PORTION OF LOT 4, ANACORTES SHORT PLAT NO. ANA 95-002, AS APPROVED JUNE 6, 1995, AND RECORDED AUGUST 30, 1995, VOLUME 12 OF SHORT PLATS, PAGES 23 AND 24, UNDER AUDITOR'S FILE NO. 9508300041, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF "V" PLACE AS SHOWN THEREON; BEING A PORTION OF TRACTS 3, 4, AND 5, PLATE 11, ANACORTES TIDE AND SHORELANDS IN SECTION 30-35-2 EAST OF THE WILLAMETTE MERIDIAN;

EXCEPT THE NORTH 160 FEET THEREOF;

ALSO EXCEPT ALL THAT PORTION THEREOF LYING SOUTHEASTERLY OF A LINE, PARALLEL TO AND 50' NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF STREET "A" AS DELINEATED ON SAID SHORT PLAT.

SITUATED IN SKAGIT COUNTY, WASHINGTON