



202303030028

03/03/2023 11:17 AM Pages: 1 of 5 Fees \$207.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 5676
MAR 03 2023

Amount Paid \$ 4,805⁰⁰
Skagit Co. Treasurer
By BM Deputy

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): John A. Villager, Personal Representative of the Estate of Helen L. Villager
Grantee(s): Kristine R. Villager
Abbreviated Legal: LOT 16, SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE
PROPERTY
Assessor's Tax Parcel #: 4019-000-016-0003 / P69734

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, John A. Villager, is the duly appointed, qualified and acting personal representative of the Estate of Helen L. Villager, deceased.
2. **ESTATE.** Helen L. Villager died on October 2, 2022. On January 13, 2023 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 23-4-00024-29. On 2/24/23 an Order was entered allowing transfer of the above referenced real property from Harold A. Villager and Helen L. Villager to Kristine R. Villager.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on January 13, 2023 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Helen L. Villager was interest in the real property described as follows:

Lot 16, "Sparrs replat in Tracts 13 and 15, Plat of the Burlington Acreage Property", according to the plat recorded in Volume 8 of plats, page 15, records of Skagit County, Washington.

Situate in Skagit County, Washington.
5. **CONVEYANCE:** Pursuant to Skagit County Superior Court order entered on 2/24/23 under cause number 23-4-00024-29 (attached hereto), Grantor hereby conveys

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
01/13/2023

Estate of HELEN L VILLAGER:	No. 23-4-00024-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of HELEN L VILLAGER late of GRAND BAY, MOBILE County, State of ALABAMA was duly exhibited proven and recorded in this court on January 13, 2023.
- 1.2 In that will JOHN A VILLAGER is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 01/18/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

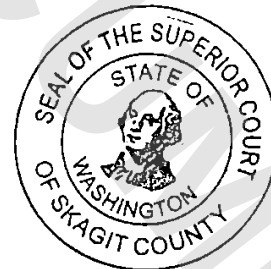
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on January 13, 2023.

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

DATED: 01/13/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk



I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 03/18/23 SKAGIT COUNTY, WA

FILED
SKAGIT COUNTY CLERK

23-4-00024-29
ORAU 18
Order Authorizing
14029381



MELISSA BEATON, County Clerk
By: Deirdre Reardon
Deputy Clerk DEIRDRE REARDON

ORIGINAL

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SKAGIT

ESTATE OF HELEN L. VILLAGER, DECEASED	CAUSE NO. 23-4-00024-29 ORDER AUTHORIZING THE PERSONAL REPRESENTATIVE TO SELL REAL PROPERTY
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THIS MATTER coming on before the undersigned judge of the above-entitled Court on the date indicated, the Personal Representative having given notice to the known heirs by his best efforts, NOW, THEREFORE,

IT IS HEREBY ORDERED:

- The Motion to Authorize Sale of Real Estate to Kristine Villager is granted;
- Pursuant to RCW 11.04.015(1)(a), Helen L. Villager was entitled to all of Harold A. Villager's share of the net community estate, including real property located at:

Address	Parcel No.
20263 Maple Street Burlington, WA 98233	P69734 4019-000-016-0003

- Any and all of Harold A. Villager's interest in the real property above-mentioned shall be transferred to the Estate of Helen L. Villager;
- The Personal Representative of the Estate of Helen L. Villager, John A. Villager, is authorized to execute any further documents and to take such further actions as necessary to complete the sale of the real property above-mentioned to Kristine Villager, daughter of John Villager and granddaughter of the decedent.

ORDER AUTHORIZING
SALE OF REAL PROPERTY - Page 1 of 2


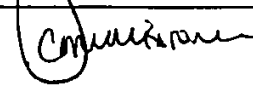
STILES & LEHR INC., P.S.
ATTORNEYS AT LAW
P.O. BOX 228 - 925 METCALF STREET
SEDRO WOOLLEY, WASHINGTON 98284
(360) 855-0131 FAX (360) 856-2875

2

1 5. The Personal Representative of the Estate is authorized to sell the real
 2 property to Kristine Villager for \$300,000.00. The \$300,000.00 sale price reflects John
 3 Villager's agreement to gift his \$100,000.00 portion of his inherited equity to Kristine
 4 Villager. The remaining beneficiaries of the Estate will each receive \$100,000.00 from
 5 the proceeds of the sale pursuant to the agreed upon \$400,000.00 value of the
 6 property;

7 6. IT IS FURTHER ORDERED

15 DATED: 2/21/2023


 Judge 

19 Presented by:



22 Timothy C. Lehr, WSBA #50807
 23 Attorney for the Estate