

Jones Butler Dolan, PS  
P. O. Box 458  
Stanwood, WA 98292  
360-336-2939



202304170010

04/17/2023 08:55 AM Pages: 1 of 4 Fees \$206.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 6143

APR 17 2023

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

PERSONAL REPRESENTATIVE'S DEED

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GRANTORS:	Estate of Raymond Ralph Riggles, by and through Lisa L. Owen, Personal Representative.
GRANTEE:	Lisa L. Owen, a married woman, as her separate property.
PARCEL NUMBER:	P75833 (4150-044-022-0002)
PROPERTY ADDRESS:	721 Warner Street Sedro Woolley, Washington 98284
ABBREVIATED LEGAL:	E1/2 OF 19 AND ALL OF LOTS 20 TO 22, BLOCK 44, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SUBJECT TO:	Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any.
REFERENCE:	729658, 200704240099

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1. **Grantor.** Lisa L. Owen, as the duly appointed, qualified, and acting Personal Representative of the Estate of Raymond Ralph Riggles, deceased.
2. **Grantee.** Lisa L. Owen, a married woman, as her separate property.
3. **Decedent's Estate.** Raymond Ralph Riggles died testate on February 9, 2022. Grantor was appointed as Personal Representative of the Estate of Raymond Ralph Riggles in the State of Washington, Superior Court for Skagit County, No. 22-4-00154-29, on March 25, 2022. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of Letters Testamentary is attached hereto as Exhibit A.
4. **Will Provision.** Article 6 of the Last Will & Testament of Raymond Ralph Riggles provides that Decedent's interest in the real property described in Exhibit B may be distributed to Lisa L. Owen.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described below, located in Skagit County, Washington.

The East 1/2 of Lot 19 and all of Lots 20, 21, and 22, Block 44, First Addition to the Town of Sedro, as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Raymond Ralph Riggles.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Lisa L. Owen, a married woman, as her separate property, pursuant to the Last Will & Testament of Raymond Ralph Riggles, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at their death.
8. **Limitations of Covenants.** Grantor expressly limits, for herself and her successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This 15 day of March, 2023.

ESTATE OF RAYMOND RALPH RIGGLES

Lisa L. Owen

LISA L. OWEN

Personal Representative of the  
Estate of Raymond Ralph Riggles

STATE OF WASHINGTON    )  
  ) ss:  
COUNTY OF SNOHOMISH    )

I certify that I know or have satisfactory evidence that Lisa L. Owen is the person who appeared before me, and she acknowledged that she was authorized to execute this instrument as Personal Representative of the Estate of Raymond Ralph Riggles, and stated that she executed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 15 day of March, 2023.

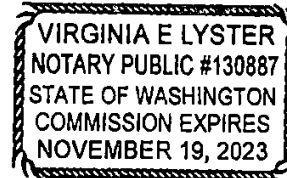
Virginia E. Lyster

VIRGINIA E. LYSTER

Notary Public

In and for the State of Washington

My appointment expires: 11-19-2023



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
03/25/2022

Estate of <b>RAYMOND RALPH RIGGLES</b> :	No. 22-4-00154-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of RAYMOND RALPH RIGGLES late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 25, 2022.
- 1.2 In that will LISA L OWEN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 03/25/2022.

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 March 25, 2022.

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

DATED: 03/29/2022

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

