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04/17/2023 08:57 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6144
APR 17 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Raymond Ralph Riggles, by and through Lisa L. Owen, Personal Representative.

GRANTEE: Ralph W. Riggles, a married man, as his separate property.

PARCEL NUMBER: P64369 (3881-000-006-0002)

PROPERTY ADDRESS: 9455 Fruitdale Road
Sedro Woolley, Washington 98284

ABBREVIATED LEGAL: CHASE AC LTS 5 & 6 & CAAP SW COR SE1/4 NE1/4 TH N 1-49-24 W 352.38FT ALG W LN SD SEC TAP LY N 89-52-24 W SW COR LT 4 SD CHASE AC TH S 89-52-24 E 30FT SW COR SD LT BEING TPB TH S 89-52-24 E ALG SD S LN SD LT 254.93FT TH N 1-48-46 W 10.28FT TH S 89-42-04 W 254.87FT TO W LN SD LT TH S 1-49-24 E ALG SD W LN SD LT 8.39FT TO TPB & INC FDP CAAP SW COR SE1/4 NE1/4 SD SEC TH N 1-49-24 W 352.38FT ALG W LN SD SEC TAP LY N 89-52-24 W FROM SW COR LT 4 . CHASE AC TH S 89-52-24 E 30FT TO SW COR SD LT TH S 89-52-24 E ALG S LN SD LT 254.93FT TO W LN E 240FT SD LT BEING TPB TH S 89-52-24 E ALG S LN SD LT 200.53FT TH N 0-49-40 11.77FT TH S 89-42-04 W 200.69FT TO W LN SD E 240FT SD LT TH S 1-48-46 E ALG SD W LN E 240FT LT 4 10.28FT TO TPB

SUBJECT TO: Covenants, Conditions, Restrictions, Provisions, Agreements, and Easements of record, if any.

REFERENCE: 200704240099

1. **Grantor.** Lisa L. Owen, as the duly appointed, qualified, and acting Personal Representative of the Estate of Raymond Ralph Riggles, deceased.
2. **Grantee.** Ralph W. Riggles, a married man, as his 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 Ralph W. Riggles.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described in Exhibit B, located in 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 Ralph W. Riggles, 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

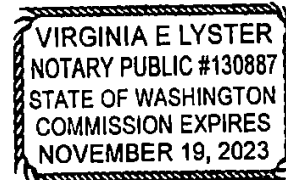


EXHIBIT B

Legal Description

Tracts 5 and 6, "CHASE ACREAGE" as per plat recorded in Volume 3 of Plats, page 64, records of Skagit County.

AND

A portion of Lot 4 of Chase Acreage, as recorded in Volume 3 of Plats, at page 64, records of Skagit County, Washington, being more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East, W.M.; thence North 1°49'24" West, a distance of 352.38 feet along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West from the Southwest corner of Lot 4 of said Chase Acreage; thence South 89°52'24" East, a distance of 30.00 feet to the Southwest corner of said Lot 4, being the TRUE POINT OF BEGINNING; thence South 89°52'24" East along said South line of Lot 4, a distance of 254.93 feet; thence North 1°48'46" West, a distance of 10.28 feet to an existing fence line as it existed on January 1, 1992; thence South 89°42'04" West along said fence line a distance of 254.87 feet to the West line of said Lot 4; thence South 1°49'24" East along the West line of said Lot 4 a distance of 8.39 feet to the TRUE POINT OF BEGINNING. (Skagit County Auditor's File No. 9205290070)

AND

A portion of Lot 4 of Chase Acreage, as recorded in Volume 3 of Plats, at page 64, records of Skagit County, Washington, being more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East, W.M.; thence North 1°49'24" West, a distance of 352.38 feet, along the West line of said Southeast Quarter of the Northeast Quarter to a point lying North 89°52'24" West, from the Southwest corner of Lot 4 of said Chase Acreage; thence South 89°52'24" East, a distance of 30.00 feet to the Southwest corner of said Lot 4; thence South 89°52'24" East along the South line of said Lot 4, a distance of 254.93 feet to the West line of the East 240.00 feet of said Lot 4, being the TRUE POINT OF BEGINNING; thence South 89°52'24" East along the South line of said Lot 4, a distance of 200.53 feet to an existing fence line as it existed on January 1, 1992; thence North 0°49'40" along said existing fence line a distance of 11.77 feet to the intersection with a fence line running to the West; thence South 89°42'04" West along said fence line a distance of 200.69 feet to the West line of the said East 240.00 feet of Lot 4; thence South 1°48'46" East along the said West line of the said East 240.00 feet of Lot 4, a distance of 10.28 feet to the TRUE POINT OF BEGINNING. (Skagit County Auditor's File No. 9205290069)

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

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

| | |
|--|---|
| Estate of RAYMOND RALPH RIGGLES : | 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

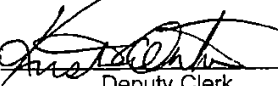
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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

