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04/25/2023 11:43 AM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 6230
APR 24 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

After recording mail to:

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

Grantor(s): David Mitchell, Todd Mitchell and Heidi Mitchell-Sanchez, Co-Personal
Representatives of the Estate of Dorothea F. Mitchell
Grantee(s): Rector Ventures, LLC, a Washington limited liability company,
Mitchell Worldwide, LLC, a Washington limited liability company &
Mitchell Sanchez, LLC, a Washington limited liability company
Abbreviated Legal: 1. PTN Lot 1 SW ¼ NE ¼ Sct 29, TWP 35 N, R3E, W.M.
2. PTN Lot 1 AF9706120045
3. PTN Lot 1 AF9706120045
4. PTN Lot 1 AF9706120045
Assessor's Tax Parcel #: 1. P111475 / 350329-1-004-0300
2. P34940 / 350329-1-004-0007
3. P34941 / 350329-1-004-0106
4. P34942 / 350329-1-004-0205

PERSONAL REPRESENTATIVE'S DEED

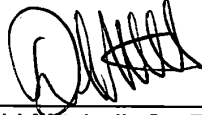
1. **GRANTORS.** The undersigned Grantors, David Mitchell, Todd Mitchell and Heidi Mitchell-Sanchez, are the duly appointed, qualified and acting co-personal representatives of the Estate of Dorothea F. Mitchell, deceased.
2. **ESTATE.** Dorothea F. Mitchell died on January 24, 2019. On September 10, 2019 the estate was admitted to probate and Grantors were appointed co-personal representatives in the State of Washington Superior Court of Skagit County in Cause No. 19-4-00299-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on September 10, 2019 in the Probate Proceedings, Grantors were authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Dorothea F. Mitchell was interest in the real property described as follows:

SEE EXHIBIT 'A' ATTACHED FOR LEGAL DESCRIPTION

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims 1/3 interest to Rector Ventures, LLC, a Washington limited liability company, 1/3 interest to Mitchell Worldwide, LLC, a Washington limited liability company and 1/3 interest to Mitchell Sanchez, LLC, a Washington limited liability company, the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: 4-14, 2023.



David Mitchell, Co-Personal Representative of the estate of Dorothea F. Mitchell, deceased, and not in his individual capacity

Dated: 4-14, 2023.



Todd Mitchell, Co-Personal Representative of the estate of Dorothea F. Mitchell, deceased, and not in his individual capacity

Dated: 4-14, 2023.



Heidi Mitchell-Sanchez, Co-Personal Representative of the estate of Dorothea F. Mitchell, deceased, and not in her individual capacity

On this 14 day of April, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **David Mitchell, Todd Mitchell and Heidi Mitchell-Sanchez**, to me known to be the individuals who signed as Co-Personal Representatives of the Estate of Dorothea F. Mitchell, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that they were authorized to execute the said instrument as Co-Personal Representatives of said Estate.

A circular notary seal for Julie Ann Huerta, a Notary Public in the State of Washington. The seal features her name "JULIE ANN HUERTA" at the top, "NOTARY PUBLIC" in the center, and "STATE OF WASHINGTON" at the bottom. It also includes the commission expiration date "COMM. EXP. 10/31/2026" and the commission number "COMM. NO. 151443". The seal is surrounded by a decorative border of small slanted lines.

Julia Wheeler
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 10-31-20

EXHIBIT 'A'
LEGAL DESCRIPTION

P111475 / 350329-1-004-0300

CU TMB #159 AF#807813 1975 PORTION OF LOT 1 SHORT PLAT#96-044 AF#9706120045 LOCATED IN SW1/4 NE1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., EXCEPT FOR FOLLOWING DESCRIBED TRACT: A PORTION IN THE SW1/4 OF THE NE1/4 DESCRIBED AS FOLLOWS: STARTING IN THE SW CORNER OF SAID PARCEL; THENCE NORTH 17-30 EAST, 650 FEET; THENCE NORTH 13-30 EAST, 170 FEET; THENCE NORTH 37 EAST, 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 23 WEST, 71 FEET; THENCE NORTH 67 EAST, 95 FEET; THENCE SOUTH 23 EAST, 93 FEET; THENCE SOUTH 67 WEST; THENCE NORTH 23 WEST, 22 FEET TO POINT OF BEGINNING.

P34940 / 350329-1-004-0007

THAT PORTION OF LOT 1 OF SKAGIT COUNTY SHORT PLAT NUMBER 96-044 RECORDED UNDER AUDITOR'S FILE NUMBER 199706120045 DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., THENCE NORTH 660 FEET; THENCE EAST 170 FEET TO THE POINT OF BEGINNING THENCE EAST 60 FEET; THENCE NORTH 60 FEET WEST 60 FEET THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING AND ALSO BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER THENCE NORTH 740 FEET; THENCE EAST 370 FEET TO THE POINT OF BEGINNING THENCE NORTH 71 DEGREES EAST 180 FEET; THENCE NORTH 60 FEET; THENCE SOUTH 71 DEGREES WEST 180 FEET; THENCE SOUTH 60 FEET TO THE POINT OF BEGINNING.

P34941 / 350329-1-004-0106

THAT PORTION OF LOT 1 SHORT PLAT#96-044 AF#9706120045 DEFINED AS FOLLOWS: A PORTION OF THE SW1/4 OF THE NE1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., STARTING AT THE SW CORNER OF SAID PARCEL; THENCE NORTH 17-30 EAST, 650 FEET; THENCE NORTH 13-30 EAST, 170 FEET; THENCE NORTH 37 EAST, 200 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 23- WEST, 71 FEET; THENCE NORTH 67 EAST, 95 FEET; THENCE SOUTH 23 EAST, 93 FEET; THENCE SOUTH 67 WEST, 95 FEET; THENCE NORTH 23 WEST, 22 FEET TO THE POINT OF BEGINNING.

P34942 / 350329-1-004-0205

THAT PORTION OF LOT 1 SHORT PLAT#96-044 AF#9706120045 DEFINED AS FOLLOWS: BEG AT SW COR SW1/4 NE1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 3 EAST, W.M., TH N 0 DEG W, 480 FT TH N 90 DEG E 80 FT TO TPOB TH N 2 DEG W 92.4FT TH N 86 DEG E 76.6FT TH N 0 DEG W 71.2FT TH S 87 DEG E 123FT TH S 9 DEG E 95.5FT TH S 75 DEG W 132FT TH S 40 DEG W 48.4FT TH N 87 DEG W 10FT TO C/L RD TH N 87 DEG W 43FT TO TPOB TGW RD DAF BEG AT SW COR SW1/4 NW1/4 TH N 90 DEG E 281FT TH N 44 DEG W 33FT TO TPOB TH N 44 DEG W 233FT TH N 25 DEG W 70.2FT TH N 9 DEG W 44.8FT TH N 21 DEG E 48FT TH N 35 DEG E 160FT TH N 0 DEG W 34FT TO ABOVE MENTIONED PAR LESS PTN RT 1-004-00

19-4-00299-29
LTRAD 9
Letters of Administration
6512873



**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

FILED
Skagit County Clerk
Skagit County, WA
09/10/19

No. 19-4-00299-29

Estate of DOROTHEA F. MITCHELL:

LETTERS ADMINISTRATION

I. BASIS

1.1 DOROTHEA F. MITCHELL late of SKAGIT County died intestate on or about January 24, 2019 leaving property in this state subject to administration.

1.2 On September 10, 2019 the court appointed DAVID MITCHELL, HEIDI MITCHELL-SANCHEZ & TODD MITCHELL to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DAVID MITCHELL, HEIDI MITCHELL-SANCHEZ & TODD MITCHELL are authorized by this court to administer the estate of the above decedent according to law, to act jointly or individually, and the action of one Personal Representative is as valid as if they were the sole personal Representative.

DATED on this the 10th day of September, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT
By 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 of Administration in the above-named case which was entered of record on September 10, 2019.

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

DATED: 9/17/23

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk **EMILY JOHNSON**

