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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20237418
Date 07/27/2023

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Personal Representative Special Warranty Deed

Reference number(s) of document assigned or released:
9802130008

Grantor(s) [last name, then first name and initial(s)]:

McCaleb, Douglas, W., as Administrator with Will Annexed of the Estate of Bruce P. McCaleb and, McCaleb, Douglas, W. as the Administrator with Will Annexed of the Estate of Patricia A. McCaleb

Grantee(s) [last name, then first name and initial(s)]:

Sherman, Quinn, E., a single person, as to an undivided 40% interest; and
Ohana Fiduciary Corporation, or its successors, as Trustee of the Quinn E. Sherman – Descendants Trust under Wills dated August 27, 2021, as to an undivided 60% interest

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

THAT PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., as described further herein

Assessor's property tax parcel/account number(s):
P47527, P112786, and P112789

___ Assessor tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording at the request of:
PHILLIPS ESTATE LAW
170 120th Ave NE Suite E204
Bellevue, Washington 98005
(206) 686-8877

PERSONAL REPRESENTATIVE SPECIAL WARRANTY DEED

1. **GRANTOR.** The undersigned Grantor, Douglas W. McCaleb as Administrator with Will Annexed of the Estate of Bruce P. McCaleb, Deceased, and Douglas W. McCaleb, as the Administrator with Will Annexed of the Estate of Patricia A. McCaleb, Deceased.
2. **ESTATE.** Bruce P. McCaleb ("Bruce") died on March 7, 2022, and Patricia A. McCaleb ("Patricia") died on December 4, 2021, and Douglas W. McCaleb was appointed Administrator with Will Annexed on April 19, 2022 in the State of Washington Superior Court for King County in Cause No. 22-4-02437-0 SEA for Bruce's estate and Cause No. 22-4-02438-8 SEA ("probate proceedings") for Patricia's estate.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on April 19, 2022, in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED PROPERTY.** Included among the property of the Estates of Bruce and Patricia McCaleb, deceased, was real property located in Skagit County, Washington, which is legally described as follows ("Described Property"):

THAT PORTION OF THE NORTH 1/2 OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 3
EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THAT CERTAIN
TRACT CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED FILED IN
AUDITOR'S FILE NO. 349150 WHICH IS NORTH 41°19'18" WEST, A DISTANCE OF 224.87
FEET FROM ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTH 1/2 OF SECTION
1;
THENCE NORTH 48°40'42" EAST, A DISTANCE OF 1,654.46 FEET TO THE WEST LINE OF
PRIMARY STATE HIGHWAY NO. 1 AT STATION LW975+50 ACCORDING TO PRIMARY
STATE HIGHWAY NO. 1 ALGER TO LAKE SAMISH PLANS, SHEET 3 OF 5, APPROVED JULY
29, 1958;
THENCE NORTH 44°36'42" WEST, A DISTANCE OF 946.73 FEET:

THENCE SOUTH 45°20'45" WEST, A DISTANCE OF 337.62 FEET TO AN ANGLE POINT ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT CONVEYED TO WHATCOM COUNTY WATER DISTRICT NO. 12 BY DEED FILED IN AUDITOR'S FILE NO. 832328;
THENCE SOUTH 45°20'45" WEST ALONG SAID SOUTHEAST LINE, A DISTANCE OF 540.00 FEET TO AN ANGLE POINT IN SAID SOUTHEAST LINE:
THENCE SOUTH 33°16'23" WEST, A DISTANCE OF 722.88 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE COUNTY ROAD ESTABLISHED BY RESOLUTION DATED JANUARY 3, 1917 WHICH POINT IS ALSO THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT CONVEYED TO BRUCE AND PATRICIA MCCALED BY DEED FILED IN AUDITOR'S FILE NO. 8605200018;
THENCE SOUTH 24°37'01" EAST ALONG THE NORTHEASTERLY LINE OF THE COUNTY ROAD LAST MENTIONED, A DISTANCE OF 94.21 FEET;
THENCE CONTINUING ALONG SAID COUNTY ROAD LAST MENTIONED SOUTH 41°19'18" EAST, A DISTANCE OF 611.90 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

EXCEPT THOSE CERTAIN TRACTS CONVEYED TO BRUCE AND PATRICIA MCCALED BY DEEDS FILED IN AUDITOR'S FILE NOS. 8605200316 AND 9002280013.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to all Agreements, Assessments, Covenants, Conditions, Easements, Reservations and Restrictions, of Record, if any.

Tax Parcel No.: P47527, P112786, and P112789

5. CONVEYANCE OF DECEDENTS' INTEREST IN DESCRIBED PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Quinn E. Sherman, a single person, an undivided forty percent (40%) interest, and to Ohana Fiduciary Corporation, or its successors, as Trustee of the Quinn E. Sherman – Descendants Trust under Wills dated August 27, 2021, an undivided sixty percent (60%) interest in the Described Property.

6. LIMITATION OF COVENANTS. Grantor, for himself and for his successors-in-interest, does by these presents expressly limit the covenants of this 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 the said Grantor and not otherwise, will forever warrant and defend the said described real property.

DATED: 6/20/2023

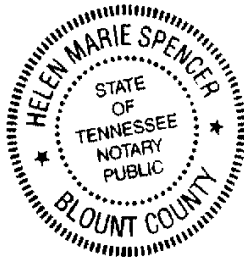

Douglas W. McCaleb, as Administrator with Will
Annexed of the Estate of Bruce P. McCaleb, Deceased,
and Douglas W. McCaleb, as Administrator with Will
Annexed of the Estate of Patricia A. McCaleb, Deceased

STATE OF Tennessee)
) ss.
COUNTY OF Blount)

On this 20 day of June 2023, personally appeared before me Douglas W. McCaleb, to me known to be the individual described in and who executed the within instrument individually and as Administrator of the Estates of Patricia A. McCaleb, deceased, and Bruce P. McCaleb, deceased, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above-written.

(SEAL)



Helen Marie Spencer
Printed name: _____
Notary Public in and for the State of TN
residing at Alcoa TN
My appointment expires 05-24-2023