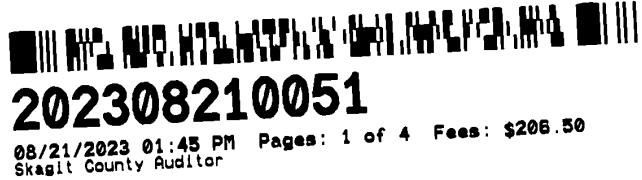



AFTER RECORDING RETURN TO:

Galvin Realty Law Group
c/o Yen Lam
6100 219th Street, Suite 560
Mountlake Terrace, WA 98043



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023-7749
AUG 21 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

Grantor: QING ROU DENG, as non-intervention Personal Representative of the ESTATE OF JOHN EVERETT OMAN

Grantee: BO PING HE, an unmarried individual

Abbreviated Legal: FIDALGO CITY VACATED STREETS & ALLEYS & PORTION OF BLOCK 106 & PORTION OF BLOCK 107

Parcel Number: P73130/4101-106-014-0009

The Grantor, **QING ROU DENG**, as non-intervention Personal Representative of the **ESTATE OF JOHN EVERETT OMAN**, a Certified Copy of the Letters Testamentary is attached hereto as Exhibit A ("Estate"), pursuant to the Order of Solvency entered in the King County Superior Court Probate Cause No. 23-4-02591-9 KNT, for and in consideration of the distribution of the Estate, hereby conveys and quit claims to **BO PING HE**, an un married individual, all of the Estate's interest in the following-described real property, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF 5TH STREET AND LINCOLN AVENUE IN THE "MAP OF FIDALGO CITY, SKAGIT COUNTY, WASHINGTON", FILED IN VOLUME 2 OF PLATS AT PAGES 113 THROUGH 115, RECORDS OF SKAGIT COUNTY, WASHINGTON; THEN N 00°00'42" E ALONG THE CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 220.00 FEET; THENCE N 86°48'59" W, A DISTANCE OF 217.02 FEET; THENCE N 53°02'50" W, A DISTANCE OF 101.25 FEET; THENCE N 89°59'18" W, A DISTANCE OF 115.90 FEET TO A POINT ON THE WEST LINE OF THE 40 FOOT EASEMENT CONVEYED TO JEFFREY P. ERICKSON FILED IN AF #200007250089; THENCE S 00°00'42" W, A DISTANCE OF 292.86 FEET TO A POINT ON THE CENTERLINE OF VACATED 5TH

STREET; THENCE S 89°59'18" E ALONG THE CENTERLINE OF 5TH STREET, A DISTANCE OF 108.58 FEET TO ITS INTERSECTION WITH NORTHERLY PROJECTION OF THE EAST LINE OF THE 50 FOOT RIGHT OF WAY FOR JEFFERSON AVENUE ACCORDING TO THE PLAT OF DAWN ADDITION FILED IN VOLUME 7 OF PLATS AT PAGE 49; THENCE S 00°00'42" W ALONG SAID EAST LINE OF JEFFERSON STREET, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF 5TH STREET AS SHOWN ON SAID PLAT OF DAWN ADDITION; THENCE S 89°59'18" E ALONG SAID SOUTH LINE OF 5TH STREET, A DISTANCE OF 189.95 FEET; THENCE N 00°00'42" E, A DISTANCE OF 25.00 TO THE CENTERLINE OF 5TH STREET; THENCE N 00°00'42" E, A DISTANCE OF 25 TO THE CENTERLINE OF 5TH STREET; THENCE S 89°59'18" E ALONG THE CENTERLINE OF 5TH STREET, A DISTANCE OF 114.98 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 2.5 ACRES

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND THROUGH A 20 FOOT WIDE STRIP OF LAND THE EASTERLY LINE OF WHICH IS DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE HEREINABOVE DESCRIBED 2.5 ACRE TRACT; THENCE S 89°59'18" E, A DISTANCE OF 90.41 FEET TO THE INITIAL POINT OF THIS LINE DESCRIPTION WHICH POINT IS ON A CURVE TO THE RIGHT HAVING A RADIUS OF 72.68 FEET; THENCE ALONG SAID CURVE WITH A CHORD BEARING OF N 26°35'49" W THROUGH A CENTRAL ANGLE OF 29°34'41", AND AN ARC DISTANCE OF 37.52 FEET; THENCE N 11°48'28" W, A DISTANCE OF 61.25 FEET TO THE TERMINUS OF THIS LINE DESCRIPTION.

COMMONLY KNOWN AS: 14839 JEFFERSON STREET, ANACORTES, WA 98221

Dated this 11 day of 8, 2023


ESTATE OF JOHN EVERETT OMAN

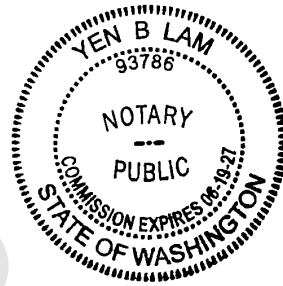

By: QING ROU DENG
Its: Personal Representative

State of Washington)
) ss.
County of Snohomish)

I certify that I know or have satisfactory evidence that QING ROU DENG is the person who appeared before me, and said person acknowledges that she is the Personal Representative of the ESTATE OF JOHN EVERETT OMAN and she signed this document in her capacity as the Personal Representative of the ESTATE OF JOHN EVERETT OMAN and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 11th day of August, 2023


Print Name: Yen Lam
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 6-19-27



UNNOTARIZED DOCUMENT

CERTIFIED COPY

FILED
2023 APR 12
KING COUNTY
SUPERIOR COURT CLERK

CASE #: 23-4-02591-9 KNT

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR THE COUNTY OF KING

<p>IN RE JOHN EVERETT OMAN</p> <p>DECEASED</p>	<p>NO: 23-4-02591-9 KNT</p> <p>LETTERS TESTAMENTARY (LTRTS)</p>
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The last will of the above named decedent was duly exhibited, proven and filed on April 11, 2023. It appears in and by said will that **QING ROU DENG** is/are named Executor(s) and by order of this court is/are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: April 12, 2023.



BARBARA MINER
King County Superior Court Clerk

By:  Deputy Clerk
T.Lambeth

• NOT OFFICIAL WITHOUT SEAL •

EXHIBIT A

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner
By Deputy Clerk: Tanjala Lambeth

