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08/31/2023 02:09 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

Return Address:  
Edmonds Wills & Trusts  
Kyle G. Ray, Attorney at Law  
114 2nd Avenue South, Suite 101  
Edmonds, WA 98020

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 7887

AUG 31 2023

Amount Paid \$ 0  
By Skagit Co. Treasurer Deputy  
[Signature]

**PERSONAL REPRESENTATIVE DEED**

Grantor(s):

1. **TAMMY ANN JOHNSON**, Personal Representative for **THE ESTATE OF RUSSELL C. JOHNSON**

Grantee(s):

1. **TAMMY ANN JOHNSON**

Property Address:

1. 55463 STATE ROUTE 20, ROCKPORT, WA 98283

Abbreviated Legal Description (Full legal description attached hereto and made part of as Exhibit "A"):

1. (29.5000 ac) CU F&A #592A AF#763558 1973 PTN NW1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DAF BAT NW COR OF SEC 29 TH N 86-50-14 E ALG N LI OF SD NW1/4 A DIST OF 2456.16FT TAP ON CTRLI OF THE ABAND SEATTLE CITY LIGHT R/W & TPOB TH N 86-50-14 E 192.14FT TH S 256.51FT TH S 16-30-08 W 476.68FT TH S 05-09-01 E 504.66 FT TO N LI ST HWY TH S 62-49-59 W 8.09 FT TH N 27-10-01 W 30.00FT TH SWLY ALG A CRV TO THE R HAV A RAD OF 5646.78FT RAD BEAR BEING N 27-10-01 W THRU A C/A OF 04-38-44 AN DIST OF 457.84FT TH S 67-28-43 W 711.38FT TO INT W N LI OF CONRAD R/W TH N 64-05-39 W ALG SD N LI 158.05FT TH N 04-27-25 W 359.37FT TH NWLY PLT N LI OF CONRAD RD 52.05FT TAP ON CTRLI OF SEATTLE CITY LIGHT R/W TH ALG SD CTRLI N 33-59-43 E 535.47FT TH NELY 310.09 FT TH N 52-35-31 E 873.81 FT TH NELY 7.55 FT TPOB

Assessor's Property Tax Parcel Account Number(s):

1. P45637 / 351029-2-002-0107, P45630 / 351029-0-014-0008, P45379 / 351020-0-004-0108, P45641 / 351029-2-002-0503, P45618 / 351029-0-002-0002, P45378 / 351020-0-004-0009, and P45382 / 351020-0-007-0006

**PERSONAL REPRESENTATIVE DEED**

The undersigned, **TAMMY ANN JOHNSON**, Personal Representative for **THE ESTATE OF RUSSELL C. JOHNSON**, who died in the State of Washington on December 18, 2021, and whose estate is being probated in King County, under Cause No. 23-4-05288-6 SEA for and in consideration of the terms of the Order Granting Non-Intervention Powers conveys to: **TAMMY ANN JOHNSON**, the following described real estate in Skagit County, State of Washington:

Property Address: 55463 STATE ROUTE 20, ROCKPORT, WA 98283

Tax Parcel Number(s): P45637 / 351029-2-002-0107, P45630 / 351029-0-014-0008, P45379 / 351020-0-004-0108, P45641 / 351029-2-002-0503, P45618 / 351029-0-002-0002, P45378 / 351020-0-004-0009, and P45382 / 351020-0-007-0006

Legal Description: LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART OF AS EXHIBIT "A"

Dated this **26th day of July, 2023.**

GRANTOR:

*Tammy Johnson*

**TAMMY ANN JOHNSON**  
**PERSONAL REPRESENTATIVE**

**STATE OF WASHINGTON )**

**) ss.**

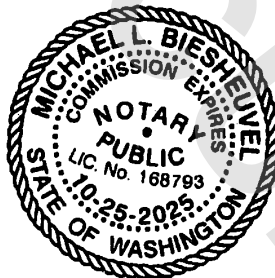
**COUNTY OF SNOHOMISH )**

I certify that I know or have satisfactory evidence that **TAMMY ANN JOHNSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

*M. Biesheuvel*

NOTARY PUBLIC in and for the State of Washington,  
residing in Shoreline.

My Commission Expires: 10-25-2025



## EXHIBIT "A"

## LEGAL DESCRIPTION(S)

PARCEL(S): **P45637** / 351029-2-002-0107 and **P45630** / 351029-0-014-0008

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29, AS SHOWN UPON THAT CERTAIN SHORT PLAT NO. 112-79, RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 86°50'14" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 FOR A DISTANCE OF 2,456.16 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED SEATTLE CITY LIGHT RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 86°50'14" EAST 192.19 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 29;

THENCE SOUTH 256.51 FEET TO A POINT IN AN EXISTING FENCE;

THENCE ALONG SAID EXISTING FENCE THE FOLLOWING TWO COURSES AND DISTANCES: SOUTH 16°30'08" WEST 476.68 FEET; SOUTH 05°09'01" EAST 504.66 FEET TO THE NORTH LINE OF STATE HIGHWAY 20 RIGHT OF WAY;

THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: SOUTH 62°49'59" WEST 8.09 FEET; NORTH 27°10'01" WEST 30.00 FEET; SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5,646.78 FEET, THE RADIAL BEARING BEING NORTH 27°10'01" WEST, THROUGH A CENTRAL ANGLE OF 04°38'44", FOR AN ARC DISTANCE OF 457.84 FEET; SOUTH 67°28'43" WEST 711.38 FEET TO AN INTERSECTION WITH THE NORTH LINE "AS BUILT" OF THE CONRAD ROAD RIGHT OF WAY; THENCE NORTH 64°05'39" WEST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 158.05 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED UNDER AUDITOR'S FILE NO. 625117;

THENCE NORTH 04°27'25" WEST, ALONG THE EAST LINE OF SAID TRACT DESCRIBED UNDER AUDITOR'S FILE NO. 625117, FOR A DISTANCE OF 359.37 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE NORTHWESTERLY, PARALLEL TO SAID NORTH LINE OF CONRAD ROAD "AS BUILT", ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,092.43 FEET, THE RADIAL BEARING BEING SOUTH 19°15'20" WEST, THROUGH A CENTRAL ANGLE OF 02°43'47" FOR AN ARC DISTANCE OF 52.05 FEET TO A POINT ON AFORESAID CENTERLINE OF THE SEATTLE CITY LIGHT RAILROAD RIGHT OF WAY;

THENCE ALONG SAID CENTERLINE THE FOLLOWING FOUR COURSES AND DISTANCES: NORTH 33°59'43" EAST 535.47 FEET; NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, THROUGH A CENTRAL ANGLE OF 18°35'48", FOR AN ARC DISTANCE OF 310.09 FEET; NORTH 52°35'31" EAST 873.81 FEET; NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 955.37 FEET, THROUGH A CENTRAL ANGLE OF 00°27'10", FOR AN ARC DISTANCE OF 7.55 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN ACCESS AND UTILITIES EASEMENT, UNDER, OVER AND ACROSS A 30 FOOT STRIP OF LAND, THE CENTERLINE OF WHICH IS THE MOST

NORTHWESTERLY SIDE OF ABOVE-DESCRIBED TRACT, BEING THE CENTERLINE OF THE ABANDONED SEATTLE CITY LIGHT RAILROAD RIGHT OF WAY.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL(S): **P45379** / 351020-0-004-0108 and **P45641** / 351029-2-002-0503

(4.4400 ac) CU F&A #592B AF#763558 1973 S 250FT OF LOT 2, SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., EXCEPT THE FOLLOWING DESCRIBED PORTION: THAT PORTION OF THE SOUTH 250 FEET OF GOVERNMENT LOT 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE ABOVE DESCRIBED; THENCE WEST 15 FEET, MORE OR LESS; THENCE SOUTH 01-40-53 EAST, 130 FEET, MORE OR LESS; THENCE SOUTH 75-11-38 WEST, 207.53 FEET; THENCE SOUTH 58-54-26 WEST, 109.22 FEET TO THE SOUTH LINE OF THE SOUTH 250 FEET; THENCE EAST ALONG SAID SOUTH LINE TO SE CORNER OF THE ABOVE SAID 250 FEET; THENCE NORTH ALONG THE EAST LINE OF GOVERNMENT LOT 2 TO POINT OF BEGINNING.

(1.0900 ac) CU F&A #592 AF#763558 1973: PTN NE1/4 NW1/4, SECTION 29, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LY E OF FD LI COM AT THE NW COR OF SEC 29 TH N 89-50-14 E ALG N LI OF SD NW1/4 2648.35FT TO N1/4 COR TPOB OF SD LI TH S 256.51FT TH S 16-30-08 W 476.68FT TH S 05-09-01 E 526.23FT TH S 27-10-01 E TAP ON E LI OF SD NW1/4 & TERM OF SD LI

PARCEL(S): **P45618** / 351029-0-002-0002

(22.5600 ac) CU F&A #592 AF#763558 1973 LOT 2, SECTION 29, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LESS STATE HWY 3, EXCEPT THE FOLLOWING PORTION: A PORTION OF GOVERNMENT LOT 2, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE SOUTH 01-40-53 WEST A DISTANCE OF 307.93 FEET TO THE NORTH LINE OF STATE ROUTE 20 BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS SOUTH 29-59-50 EAST, A DISTANCE OF 15,029.54 FEET; THENCE SOUTHWESTERLY ALONG THE CURVE TO THE NORTH LINE OF STATE ROUTE 20 THROUGH A CENTRAL ANGLE OF 01-50-14 AND AN ARC DISTANCE OF 481.91 FEET; THENCE SOUTH 58-09-56 WEST ALONG THE NORTH LINE OF STATE ROUTE 20, A DISTANCE OF 254.10 FEET TO THE POINT OF CURVATURE OF THE CURVE TO THE RIGHT HAVING A RADIUS OF 3,969.99 FEET; THENCE SOUTHWESTERLY ALONG CURVE TO THE NORTH LINE OF STATE ROUTE 20 THROUGH A CENTRAL ANGLE OF 00-13-56 AND AN ARC DISTANCE OF 16.10 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT A; THENCE NORTH 07-55-07 WEST, A DISTANCE OF 477.10 FEET; THENCE NORTH 58-54-26 EAST, A DISTANCE OF 481.69 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 29; THENCE EAST TO THE POINT OF BEGINNING.

PARCEL(S): **P45378** / 351020-0-004-0009 and **P45382** / 351020-0-007-0006

CF-75 LT 2, SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M., LESS R/W LESS S 250FT EXCEPT THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 SHORT PLAT# 96-054; THENCE SOUTH 87-43-17 EAST ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF GOVERNMENT LOT 2 IN SAID SECTION 20, 363.02 FEET TO THE NORTHEAST CORNER OF GOVERNMENT LOT 2; THENCE SOUTH 01-40-53 WEST ALONG THE EAST LINE OF GOVERNMENT LOT 2 IN SAID SECTION 20, 641 FEET, MORE OR LESS, TO THE

SOUTHWEST CORNER OF NORTH 1/2 OF GOVERNMENT LOT 1 IN SAID SECTION 20 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01-40-53 WEST ALONG THE EAST LINE OF GOVERNMENT LOT 2 IN SAID SECTION TO THE NORTH LINE OF THE SOUTH 250 FEET OF GOVERNMENT LOT 2; THENCE WEST ALONG THE NORTH LINE, 20 FEET, MORE OR LESS; THENCE NORTH 01-40-53 EAST TO A POINT, 15 FEET, MORE OR LESS FROM THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING. EXCEPT PORTION THAT IS THE RAILROAD RIGHT OF WAY.

(2.2700 ac) R.R. R/W THRU GOVERNMENT LOT 2, SECTION 20, TOWNSHIP 35 NORTH, RANGE 10 EAST, W.M.