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09/01/2023 02:52 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF;  
AND AFTER RECORDING RETURN TO:

JACOB COHEN  
Post Office Box 889  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2023-9918  
SEP 01 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *SWB* Deputy

Grantor(s): SHERIE L. SERVIS, the court-appointed Personal Representative of the Estate of Stephen J. Servis, deceased, under Island County Superior Court Probate Cause No. 22-4-00372-15  
Grantee(s): SHERIE L. SERVIS, a single woman, as her separate property and estate  
Legal Description (abbreviated): ptn SW ¼ NE ¼ 12-35-4 E W.M. (aka Lot 2, SP#92-053)  
Assessor's Tax Parcel ID#: 350412-1-013-1200, P109052

### PERSONAL REPRESENTATIVE'S DEED

1. **Grantor:** The undersigned Grantor, **SHERIE L. SERVIS**, is the duly appointed, qualified and acting personal representative of the estate of **STEPHEN J. SERVIS**, deceased.
2. **Estate:** **STEPHEN J. SERVIS** died on August 7, 2022, and **SHERIE L. SERVIS** was appointed personal representative on December 19, 2022, in the Superior Court of the State of Washington for the County of Island, Cause No. 22-4-00372-15, (the "probate proceedings").
3. **Nonintervention Powers:** By Order of Solvency entered on December 19, 2022, in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.
4. **Conveyance:** Grantor, for and in consideration of inheritance and no monetary consideration, grants, bargains, sells, conveys and confirms, to **SHERIE L. SERVIS**, as her separate property and estate, an undivided 100% interest in the following-described property located in Skagit County, Washington:

Lot 2, Short Plat No. 92-053, approved January 29, 1996, recorded February 7, 1996 in Volume 12 of Short Plats, page 73, under Auditor's File No. 9602070094, and being a portion of the West ½ of the Southwest ¼ of the Northeast ¼, Section 12, Township 35 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Hayes Lane as shown on the face of the Short Plat.

Subject to all easements, encumbrances, restrictions and reservations of record.

5. **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.

Assessor's Property Tax Parcel/Account Number(s): 350412-1-013-1200, P109052

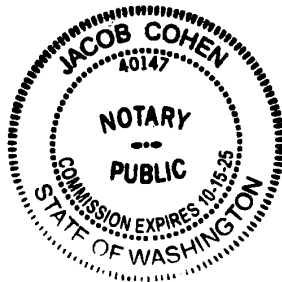
DATED: 1 SEPT 2023

Sherie L. Servis  
**SHERIE L. SERVIS**  
Personal Representative of the estate  
of Stephen J. Servis

STATE OF WASHINGTON )  
COUNTY OF Island )<sup>ss</sup>

On this day personally appeared before me **SHERIE L. SERVIS**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, as personal representative of the estate of **STEPHEN J. SERVIS**, deceased, for the uses and purposes therein mentioned, being thereunto duly authorized.

GIVEN under my hand and official seal this 1<sup>st</sup> day of September, 2023.



Jacob Cohen  
NOTARY PUBLIC in and for the state of  
Washington, residing at OAK HARBOR  
My commission expires: 10/15/2023

FILED  
DEBRA VAN PELT  
ISLAND COUNTY CLERK

2022 DEC 20 AM 8:09

22-4-00372-15  
LTRTS 11  
Letters Testamentary  
13646250



SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF ) Case No.: 22-4-00372-15  
STEPHEN J SERVIS, )  
Deceased. ) LETTERS TESTAMENTARY

WHEREAS, the last will of the above named deceased having been proven and recorded  
in this court on December 19, 2022

NOW therefore, know all men by these presents: That

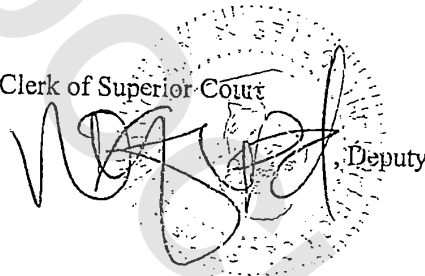
**SHERIE L. SERVIS**

is hereby appointed and qualified as Personal Representative of said estate, and that we do  
hereby authorize the above-named to execute said Will according to law.

DATED: December 20, 2022

DEBRA VAN PELT, Clerk of Superior Court

By

 Deputy

mxs