



202310030029

10/03/2023 03:07 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8272

OCT 03 2023

After recording mail to:

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

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Grantor(s): Rose Sweeney, Personal Representative of the Estate of Margaret Ann Reinert, deceased
Grantee(s): WARMAK, LLC, a Washington limited liability company
Abbreviated Legal : LTS 10-12, BLK 52, AMENDED PLAT OF BURLINGTON
Tax Parcel #: 4076-052-012-0008 / P71643

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Rose Sweeney, is the duly appointed, qualified and acting personal representative of the Estate of Margaret Ann Reinert, deceased.
2. **ESTATE.** Margaret Ann Reinert died on December 21, 2022. On January 30, 2023 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 23-4-00057-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on January 30, 2023 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Margaret Ann Reinert was interest in the real property described as follows:

LOTS 10, 11 AND 12, BLOCK 52, AMENDED PLAT OF
BURLINGTON, SKAGIT COUNTY, WASH., AS PER PLAT
RECORDED IN VOLUME 3 OF PLATS, PAGE 17, RECORDS OF
SKAGIT COUNTY, WASHINGTON

SITUATE IN SKAGIT COUNTY, WASHINGTON.

5. **CONVEYANCE:** Grantor hereby conveyS and quitclaimS to WARMAK, 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: 9/20/2023, 2023.

Rose Sweeney

Rose Sweeney, Personal Representative of
the Estate of Margaret Ann Reinert, deceased,
and not in her individual capacity

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

) ss.

On this 20 day of September, 2023, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Rose Sweeney**, to me known to be the individual who signed as Personal Representative of the Estate of Margaret Ann Reinert, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

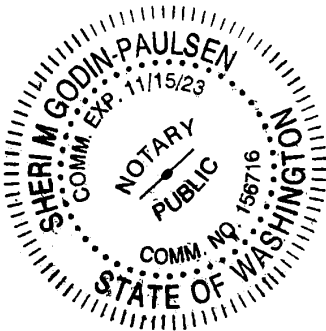
IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

[Signature]

NOTARY PUBLIC in and for the
State of Washington

residing at: Clearlake

My appointment expires: 11-15-23





SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
01/30/2023

Estate of MARGARET ANN REINERT:	No. 23-4-00057-29
LETTERS TESTAMENTARY	

I. BASIS

- 1.1 The last will of MARGARET ANN REINERT late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 30, 2023.
- 1.2 In that will ROSE M SWEENEY is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ROSE M SWEENEY is authorized by this court to execute the will of the above decedent according to law.

DATED 01/30/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on January 30, 2023.

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

DATED: 09/29/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

NICOLE HAGEN

