



202310170056

10/17/2023 02:36 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

When Recorded Return To:

Emily Rose Mowrey
Limitless Law PLLC
1313 East Maple Street, Suite 400
Bellingham, WA 98225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8426
OCT 17 2023

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

PERSONAL REPRESENTATIVE'S DEED

Document Title: PERSONAL REPRESENTATIVE'S DEED

Grantor: ESTATE OF WILLIAM BRYAN MURPHY, DECEASED

Grantee: FRANK M. MURPHY

Abbreviated Legal: PTN SW SE, 05-35N-08E W.M.
SW ¼ NE ¼ AND E ½ NW ¼ SEC 35, T36N, R8E;
LOT 5, BLK O, CAPE HORN ON THE SKAGIT SUB-DIV 2

Legal Description: PAGE 3

Tax Parcel ID#: 350802-4-002-0100 / P99815
360835-2-001-0004 / P51689
3869-015-005-0007 / P63446

The undersigned GRANTOR, **FRANK M. MURPHY**, as duly appointed, qualified, and acting Personal Representative of the Estate of William Bryan Murphy, deceased, Whatcom County Superior Court Case No. 23-4-00572-37 and not in Grantor's individual capacity, as authorized by the Order Granting Letters of Administration with Non-intervention Powers and Without Bond dated June 7, 2023, to settle the Estate of William Bryan Murphy, deceased, without the intervention of any court, hereby grants and conveys to **FRANK M. MURPHY**, all of the right, title, and interest of the Estate of William Bryan Murphy, deceased, acquired by William Bryan Murphy prior to his death, in the real estate described on the attached Exhibit A.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

Santa Clara

Subscribed and sworn to (or affirmed) before me

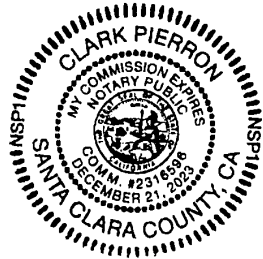
on this 11th day of August, 2023,
by Frank Michael Murphy
Date Month Year

(1) Frank Michael Murphy

(and (2) _____),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Clark Pierron
Signature of Notary Public



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Personal Representative's Deed

Document Date: 08/11/2023 Number of Pages: 5 (including this page)

Signer(s) Other Than Named Above: _____

**EXHIBIT A
LEGAL DESCRIPTION**

350802-4-002-0100 / P99815:

PARCEL A:

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 8 EAST, W.M., LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 89°24'10" WEST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 553.70 FEET TO THE TRUE POINT OF BEGINNING OF THIS LINE DESCRIPTION;

THENCE SOUTH 14°21' WEST, A DISTANCE OF 1,325.49 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE TERMINUS OF THIS LINE DESCRIPTION.

PARCEL B:

A NON-EXCLUSIVE EASEMENT AS IDENTIFIED IN THAT CERTAIN INSTRUMENT RECORDED MAY 30, 1991, UNDER AUDITOR'S FILE NO. 9105300023 AND AS SHOWN ON THE FACE OF THAT CERTAIN SURVEY RECORDED APRIL 2, 1991, UNDER AUDITOR'S FILE NO. 9104020044.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

360835-2-001-0004 / P51689:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35;

EXCEPT THAT PORTION LYING EASTERLY OF THE WESTERLY LINE OF A TRACT CONVEYED TO PUGET SOUND POWER AND LIGHT COMPANY BY DEED RECORDED MARCH 22, 1926, IN VOLUME 139 OF DEEDS, PAGE 245, UNDER AUDITOR'S FILE NO. 192590;

ALL IN TOWNSHIP 36 NORTH, RANGE 8 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

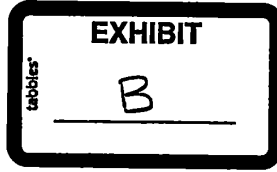
3869-015-005-0007 / P63446:

LOT 5, BLOCK O, CAPE HORN ON THE SKAGIT, DIVISION NO. 2,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF
PLATS, PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

INCLUDING AN 8X32 1982 LAYTON PARK MODEL MOBILE HOME, TITLE OF
WHICH HAS NOT BEEN ELIMINATED.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

SCANNED 1



FILED
COUNTY CLERK
2023 JUN -8 AM 8:23
WHATCOM COUNTY
WASHINGTON

23-4-00572-37
LTRAD 7
Letters of Administration
14832505



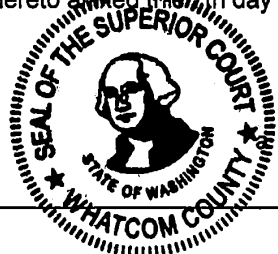
SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF WILLIAM BRYAN MURPHY JR., Deceased.</p>	<p>NO. 23-4-00572-37 LETTERS OF ADMINISTRATION</p>
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WHEREAS **WILLIAM BRYAN MURPHY JR.** late of Whatcom County, Washington on the 10th day of MAY, 2023, died intestate, leaving at the time of his or her death, property in this State subject to administration:

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint **FRANK M. MURPHY** Administrator upon said estate, and whereas said administrator/administratrix has duly qualified, hereby authorize him or her to administer the same according to law.

WITNESS Ann Vetter-Hansen, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 7th day of June, 2023



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By Jennifer Wutz, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss.

I, DAVID L. REYNOLDS, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 8th day of January, 2023, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 24 day of JULY, 2023



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington,

By [Signature], Deputy Clerk

[ltrsadm.dot]