UNOFFICIAL DOCUMENT

202310260175
10/26/2023 03:50 PM Pages: 1 of 3 Fees: $205.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20238548
OCT 26 2023
Amount Paid $-0-
Skagit Co. Treasurer
By LT Deputy

QUIT CLAIM DEED

THE GRANTOR, LENORE M. PETERSON, as Personal Representative of the Estate of JAMES A. TAYLOR, JR. (Deceased), under Skagit County Cause No. 23-4-00352-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to **GRANTEE**, LENORE M. PETERSON, as Trustee of the JAMES A. TAYLOR, JR. RESIDENTIAL TRUST UWD 8-3-2021, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P56837 (3776-014-003-0004)

Lots 1 and 2, and the East half of Lot 3, Block 14, BOWMAN'S CENTRAL SHIP HARBOR WATERFRONT PLAT OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 33, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated alley as vacated under Ordinance No. 1746, as would attach by operation of law.

SUBJECT TO: Restrictions, reservations and easements of record.

Situate in the County of Skagit, State of Washington.

NOTE OWNERSHIP AFTER TRANSFER:
One-half (1/2) owned by LENORE M. PETERSON, as Trustee of the JAMES A. TAYLOR, JR. RESIDENTIAL TRUST UWD 8-3-2021; and
One-half (1/2) owned by LENORE M. PETERSON, as Trustee of the PETERSON FAMILY TRUST, U/A/D 9/26/96.

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Dated this 24th day of October, 2023.

Lenore M. Peterson

LENORE M. PETERSON, as Personal Representative
of the Estate of JAMES A. TAYLOR, JR.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LENORE M. PETERSON is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of JAMES A. TAYLOR, JR. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 24th day of October, 2023.

LAWRENCE A. PIRKLE
COMMISSION EXPIRES
NOTARY
License No. 40836
PUBLIC
05-07-2027
STATE OF WASHINGTON

LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

UNOFFICIAL DOCUMENT

FILED
Skagit County Clerk
Skagit County, WA
06/23/2023

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

Estate of JAMES A TAYLOR, Jr:	No. 23-4-00352-29 LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of JAMES A TAYLOR, JR late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 22, 2023.

1.2 In that will LENORE M PETERSON is named personal representative(s).

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 06/23/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kenneth Pemberton, 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 June 23, 2023.

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

DATED: 06/23/2023

SEAL OF THE SUPERIOR COURT STATE OF WASHINGTON OF SKAGIT COUNTY

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY _____
Deputy Clerk