



20231130033

11/13/2023 03:53 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor

WHEN RECORDED RETURN ORIGINAL TO: SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

David J. Bentsen
Speidel Bentsen LLP
P.O. Box 881
Wenatchee, WA 98807-0881

2023-8933
NOV 13 2023

Amount Paid \$ ✓
Skagit Co. Treasurer
By *SJB* Deputy

PERSONAL REPRESENTATIVE'S DEED

20355 James Street and Lots 14-15 Pamela Street, Mount Vernon

Reference number(s) of related documents:

Grantor: Anderson, Susan M., Personal Representative

Anderson, John Mark

Anderson, J. Mark

Grantee: Anderson, Kohl M.

Legal Description (Abbr Form): Lots 14-16, Linda Vista Add, Skagit County, Washington

Additional legal is on page: 4-5

Assessor's Property Tax Parcel Account Numbers:

3945-000-016-0004, P067217; 3945-000-015-0005, P067216; and

3945-000-014-0006, P067215

1. Grantor. The undersigned, SUSAN M. ANDERSON (the "Grantor"), is the duly appointed, qualified and acting Personal Representative of the Estate of J. MARK ANDERSON (the "Estate").

2. Estate. J. MARK ANDERSON, also known as John Mark Anderson (the "Decedent"), died on October 16, 2021. On November 29, 2021, Grantor was appointed Personal Representative of the intestate estate of the Decedent in the State of Washington Superior Court of Chelan County in Cause No. 21-4-00428-04 (the "Probate Proceedings").

3. Nonintervention Powers. By Order of Solvency entered on November 29, 2021, 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 J. MARK ANDERSON, deceased, was the decedent's interest in real property located in Skagit County, Washington, described as follows (the "Described Real Property"):

PERSONAL REPRESENTATIVE'S DEED
ESTATE OF J. MARK ANDERSON

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SPEIDEL BENTSEN LLP
Wenatchee, Washington

See Exhibit "A" attached hereto and incorporated by this reference as though fully set forth.

SUBJECT TO: Easements, restrictions, reservations, covenants and conditions of record or apparent on the premises.

5. Nonjudicial Binding Agreement. Pursuant to that certain Nonjudicial Binding Agreement filed October 20, 2023, in the Probate Proceedings, all of the interest in the Described Real Property is to be distributed to KOHL M. ANDERSON, as the surviving son of the Decedent.

6. Conveyance; Consideration. Grantor, for and in consideration of inheritance, hereby conveys and quit claims to KOHL M. ANDERSON, a single person, as his sole and separate property, all of the right, title and interest of the Estate of J. MARK ANDERSON, in the Described Real Property, together with any interest in said property which Grantor may hereafter acquire.

DATED this 31 day of October, 2023.

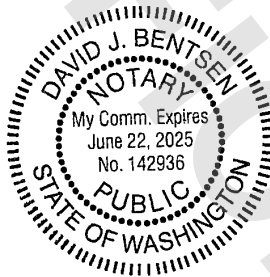
"GRANTOR"

ESTATE OF J. MARK ANDERSON

By: Susan M. Anderson
SUSAN M. ANDERSON
Its Personal Representative

STATE OF WASHINGTON)
)ss.
County of Chelan)

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



Dated: October 31, 2023

Signature: David J. Bentsen
David J. Bentsen, Notary Public

My appointment expires: June 22, 2025

PERSONAL REPRESENTATIVE'S DEED
ESTATE OF J. MARK ANDERSON

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SPEIDEL BENTSEN LLP
Wenatchee, Washington

Exhibit "A"

In Skagit County, State of Washington

20355 James Street, Mount Vernon

Lot 16, "Linda Vista Addition", according to the Plat recorded in Volume 7 of Plats, Page 74, records of Skagit County, Washington.

Skagit County Assessor's Parcel No. 3945-000-016-0004, P067217

Lot 15, Pamela Street, Mount Vernon

Lot 15, "Linda Vista Addition, Skagit County" as per Plat recorded in Volume 7 of Plats, Page 74, records of Skagit County, Washington.

SUBJECT TO: The following restriction contained in the Plat of Linda Vista Addition as follows:

"No lot shall be subdivided. All lots to remain as shown."

Skagit County Assessor's Parcel No. 3945-000-015-0005, P067216

Lot 14, Pamela Street, Mount Vernon

Lot 14, "Linda Vista Addition", according to the Plat recorded in Volume 7 of Plats, Page 74, records of Skagit County, Washington.

SUBJECT TO: 1) Restrictions contained in Plat.
2) Agreement for sand filter sewage system recorded under No. 8908010028.

Skagit County Assessor's Parcel No. 3945-000-014-0006, P067215

PERSONAL REPRESENTATIVE'S DEED
ESTATE OF J. MARK ANDERSON

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SPEIDEL BENTSEN LLP
Wenatchee, Washington

This property may be designated or may be within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Skagit County Code 14.38.030.

I, KIM MORRISON, County Clerk and ex-officio Clerk of the Superior Court for the State of Washington, for Chelan County, do certify that this instrument is a true and correct copy of the original on file in my office in TESTIMONY WHEREOF I have set my hand and affixed the Seal of said Court this 29th day of November

FILED *ER*

NOV 29 2021

Kim Morrison
Chelan County ClerkBy *[Signature]*
Deputy Clerk

SUPERIOR COURT OF WASHINGTON

FOR CHELAN COUNTY

In the Matter of the Estate)

No. **21-4-00428-04**

of)

LETTERS OF ADMINISTRATION

J. MARK ANDERSON,)

Deceased.)

STATE OF WASHINGTON)

County of Chelan) ss.

WHEREAS, J. MARK ANDERSON, late of Ardenvoir, Washington, on or about the 16th day of October, 2021, died intestate, leaving at the time of his death, property in this State subject to administration;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that we do hereby appoint SUSAN M. ANDERSON, Administrator upon said estate, and whereas said Administrator has duly qualified, hereby authorize her to administer the same according to law.

WITNESS my hand and the seal of said Court this 29th day of November, 2021.

Chelan County Superior Court Clerk

By: *[Signature]*

Deputy Clerk

LETTERS OF ADMINISTRATION
00093978.000

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