# 202311170043

FILED FOR RECORD AT THE REQUEST OF:

11/17/2023 01:02 PM Pages: 1 of 4 Fees: \$208.50 Skapit County Auditor

VICKIE V. NEUPERT

Personal Representative of the Estate of Roger A. Neupert

WHEN RECORDED RETURN TO: LAW OFFICE OF DEWEY W. WEDDLE, PLLC 909 7TH STREET ANACORTES, WA 98221 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2025 8785

NOV 17 2023

Amount Paid \$ Skagit Co. Treasurer
By Deputy

## PERSONAL REPRESENTATIVE'S DEED

**Grantor:** VICKIE V. NEUPERT,

Personal Representative of the Estate of Roger A. Neupert

Grantee: VICKIE V. NEUPERT, a single person

Abbreviated Legal Description: (0.1400 ac) LOTS 17 AND 18, BLOCK 176, ANACORTES, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 TO 7, RECORDS OF SKAGIT COUNTY, WASHINGTON SURVEY AF#201901040040

### Assessor's Tax Parcel No.

P56124

- 1. Grantor. The Grantor, VICKIE V. NEUPERT, acting as the duly appointed, qualified, and acting Personal Representative of the Estate of Roger A. Neupert, Deceased, under Skagit County, Washington, Superior Court Cause No. 22-4-00646-29.
- 2. Grantee. The Grantee, VICKIE V. NEUPERT, is the surviving spouse of Decedent.
- 3. Decedent's Estate. Decedent ROGER A. NEUPERT died testate on October 3, 2022. On December 30, 2022, VICKIE V. NEUPERT was appointed as Personal Representative of Decedent's estate with Nonintervention Powers.
- **4. Real Property.** Decedent's estate includes the following real property commonly known as 2008 10<sup>th</sup> Street, located in Anacortes, Skagit County, Washington 98221 and legally described as:

PARCEL NO: P56124

**LEGAL DESCRIPTION:** The following described property in Skagit County, Washington: LOTS 17 AND 18, BLOCK 176, MAP OF THE CITY OF ANACORTES ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF THE PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. ABBREVIATED LEGAL: LTS 17-18, BLK 176, CITY OF ANACORTES, PLAT V 2, PGS 4-7.

5. Conveyance. Grantor, in her capacity as Personal Representative and not individually, conveys, grants, and quitclaims to VICKI V. NEUPERT, a single person, without warranty, Decedent's interest of the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at his death.

Dated this 24th day of October 2023.

VICKI V. NEUPERT, Personal Representative of the

Estate of Roger A. Neupert

STATE OF WASHINGTON ) ss. COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that VICKIE V. NEUPERT, as Personal Representative of the Estate of Roger A. Neupert, is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the free and voluntary act of the estate for the uses and purposes mentioned in the instrument.

#### IN WITNESS WHEREOF,

I have hereunto set my hand this 24th day of October 2023.

NOTARY PUBLIC #103021 STATE OF WASHINGTON COMMISSION EXPIRES **AUGUST 29, 2024** 

TAMARA I. WEDDLE

NOTARY PUBLIC in and for the state of Washington, residing at Anacortes, WA My commission expires: August 29, 2024

#### ATTACHMENT A

**PARCEL NO:** 56124

**LEGAL DESCRIPTION:** The following described property in Skagit County, Washington: LOTS 17 AND 18, BLOCK 176, MAP OF THE CITY OF ANACORTES ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF THE PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

ABBREVIATED LEGAL: LTS 17-18, BLK 176, CITY OF ANACORTES, PLAT V 2, PGS 4-7.

22-4-00646-29 LTRIS Letters Testamentary

### SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

# **FILED**

Skagit County Clerk Skagit County, WA 12/30/2022

OF AGIT COUNT

E-4-4-	AS DC	OFD (		IDEDE
Estate	OT K	JGEK A	7 NFI	JPERT:

No. 22-4-00646-29

LETTERS TESTAMENTARY

#### I. BASIS

- The last will of ROGER A NEUPERT late of SKAGIT County, State of WASHINGTON was duly 1.1 exhibited proven and recorded in this court on December 30, 2022.
- In that will VICKIE V NEUPERT is named personal representative(s). 1.2
- The personal representative has qualified.

#### II. CERTIFICATION

THIS IS TO CERTIFY THAT VICKIE V NEUPERT is authorized by this court to execute the will of the above decedent according to law.

DATED 12/30/2022.

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

III. CERTIFICATE OF COPY

STATE OF WASHINGTON

COUNTY OF SKAGIT

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 December 30, 2022.

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

SS

DATED: 10/27/23

MELISSA BEATON, COUNTY CLERK THE SUPERIOR COURT

Deputy Clerk DEANNA MALLCHOK