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Skagit County Auditor

Jones Butler Dolan, PS
P. O. Box 458
Stanwood, WA 98292
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 8943

DEC 6 2023

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

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of D. Darlene Bennett, by and through Kathleen M. Bennett, Personal Representative.

GRANTEES: The Trustee of the Roger W. Bennett Testamentary Trust;
Kristiana M. Sestak, a married woman, as her separate property; and
The Trustee of the Paul S. Bennett Special Needs Trust.

PARCEL NUMBER: P28278 (340429-0-116-0004)

PROPERTY ADDRESS: 1327 S 12th Street
Mount Vernon, Washington 98274

ABBREVIATED LEGAL: THAT PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF 11TH STREET AS NOW ESTABLISHED IN THE CITY OF MOUNT VERNON, WHICH IS 680 FEET SOUTH OF THE SW CORNER OF BLOCK 23 OF MAP OF MILLETT'S ADDITION TO MOUNT VERNON, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 63, OF THE RECORDS OF SKAGIT COUNTY; THENCE EAST 116 FEET TO THE EAST LINE OF AN ALLEY AS NOW ESTABLISHED AND THE TRUE POINT OF BEGINNING; THENCE EAST 100 FEET TO THE WEST LINE OF 12TH STREET; THENCE NORTH 50 FEET; THENCE WEST 100 FEET; THENCE SOUTH 50 FEET TO THE TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Covenants, Conditions, Restrictions, Provisions,
Agreements, and Easements of record, if any.

REFERENCE: 201308140007

1. **Grantor.** Kathleen M. Bennett, as the duly appointed, qualified, and acting Personal Representative of the Estate of D. Darlene Bennett, deceased.
2. **Grantees.** Fifty percent (50%) to Kathleen M. Bennett as Trustee of the Trust for the Benefit of Roger W. Bennett;

Twenty-five percent (25%) to Kristiana M. Sestak, a married woman, as her separate property; and

Twenty-five percent (25%) to Kathleen M. Bennett as Trustee of the Special Needs Trust for the Benefit of Paul S. Bennett.
3. **Decedent's Estate.** D. Darlene Bennett died testate on November 13, 2020. Grantor was appointed as Personal Representative of the Estate of D. Darlene Bennett in the State of Washington, Superior Court for Skagit County, No. 20-4-00522-29, on December 18, 2020. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision. A copy of Letters Testamentary is attached hereto as Exhibit A.
4. **Will Provision.** Article 4 of the Last Will & Testament of D. Darlene Bennett provides that Decedent's interest in the real property described herein is to be distributed to the beneficiaries/grantees named above in the proportions set forth above.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described below, located in Skagit County, Washington:

That portion of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East Line of 11th Street as now established in the City of Mount Vernon, which is 680 feet South of the SW corner of Block 23 of Map of Millett's Addition to Mount Vernon, Skagit County, Washington, as per plat recorded in Volume 2 of Plats, page 63, of the records of Skagit County; thence East 116 feet to the East line of an alley as now established and the true point of beginning; thence East 100 feet to the West line of 12th Street; thence North 50 feet; thence West 100 feet; thence South 50 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of D. Darlene Bennett.

7. **Conveyance.** Grantor conveys, grants and quitclaims the real property described herein to the following beneficiaries:

Fifty percent (50%) to Kathleen M. Bennett as Trustee of the Trust for the Benefit of Roger W. Bennett;

Twenty-five percent (25%) to Kristiana M. Sestak, a married woman, as her separate property; and

Twenty-five percent (25%) to Kathleen M. Bennett as Trustee of the Special Needs Trust for the Benefit of Paul S. Bennett.

8. **Limitations of Covenants.** Grantor expressly limits, for herself and her successors in interest, the covenants of this Deed to those expressed herein, subject to any easements, restrictions, and reservations of record, and excludes all covenants arising or to arise by statutory or other implication.

DATED: This 27th day of October, 2023.

ESTATE OF D. DARLENE BENNETT

Kathleen M. Bennett
KATHLEEN M. BENNETT
Personal Representative of the
Estate of D. Darlene Bennett

STATE OF WASHINGTON)
) ss:
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that Kathleen M. Bennett is the person who appeared before me, and she acknowledged that she was authorized to execute this instrument as Personal Representative of the Estate of D. Darlene Bennett, and stated that she executed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 27 day of October, 2023.

VIRGINIA E LYSTER
NOTARY PUBLIC #130887
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 19, 2023

Virginia E. Lyster
VIRGINIA E. LYSTER
Notary Public
In and for the State of Washington
My appointment expires: 11-19-2023

20-4-00522-29
LTRTS
9
Letters Testamentary
9457384



FILED

Skagit County Clerk
Skagit County, WA
12/18/2020

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of D DARLENE BENNETT:	No. 20-4-00522-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of D DARLENE BENNETT late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 18, 2020.
- 1.2 In that will KATHLEEN M. BENNETT is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 12/18/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, 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 December 18, 2020.

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

DATED: 12/6/23

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

