

After recording, return to:
Anneliese E. Johnson
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Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20249502
Date 02/06/2024

Document title(s) (or transactions contained therein): Special Warranty Deed

Reference number(s) of document assigned or released: N/A

Grantor(s): Sally Marie Pratt, Personal
Representative of the Estate of
Matthew Lawrence Pratt

Grantee(s): Sally M. Pratt

Legal description (abbreviated): Replat of Lot 1 of Sunny Slope Lot 1B

Assessor's property tax parcel/account number(s): P119145; P79479

Address of real property: 9783 Dan Street La Conner, WA 98257

SPECIAL WARRANTY DEED

1. **GRANTOR.** The undersigned Grantor, SALLY MARIE PRATT, is the duly appointed, qualified and acting Personal Representative of the Estate of Matthew Lawrence Pratt.

2. **ESTATE.** Matthew Lawrence Pratt ("Decedent") died on October 2, 2023, and Sally Marie Pratt was appointed Personal Representative on November 8, 2023, in the State of Washington Superior Court for King County in Cause No. 23-4-07633-5 SEA ("Probate Proceedings").

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on November 8, 2023, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED COMMUNITY PROPERTY.** Included among the property of the Decedent's estate was a community property interest in the following described real property ("Described Community Property"):

PARCEL "A"

Lot 1B, "REPLAT OF LOT 1 OF SUNNY SLOPE," as per plat recorded in Volume 11 of Plats, page 41, records of Skagit County, Washington, EXCEPT the West 10 feet thereof.

TOGETHER WITH the South 20 feet of the following described property;

The East 105 feet of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 27, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

The East 105 feet of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 27, Township 34 North, Range 2 East., W.M.

EXCEPT the South 20 feet thereof.

Situate in the County of Skagit, State of Washington.

5. **CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY.** The Grantor hereby grants, bargains, conveys and confirms to the Grantee, SALLY M. PRATT, an undivided Fifty Percent (50%) interest in the Described Community Property, which interest represents the surviving spouse's one-half (1/2) community property interest in the Described Community Property and all after acquired title thereto.

6. **CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY.** The Grantor hereby grants, bargains, and conveys to the Grantee, SALLY M. PRATT, an undivided Fifty Percent (50%) interest in the Described Community Property, which represents the Decedent's one-half (1/2) community property interest, said conveyance resulting in SALLY M. PRATT owning an undivided One Hundred Percent (100%) interest in the Described Community Property.

7. **LIMITATION OF COVENANTS.** Grantor SALLY MARIE PRATT, as Personal Representative of the Estate of Matthew Lawrence Pratt, by these presents expressly limits the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through

or under the said Grantor and not otherwise, will forever warrant and defend the said Described Community Property.

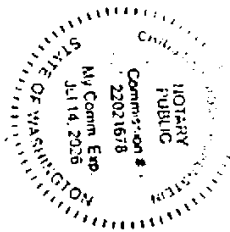
DATED: 1/31, 2024

Sally Marie Pratt
Sally Marie Pratt, Personal Representative
of the Estate of Matthew Lawrence Pratt

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Sally Marie Pratt is the person who appeared before me, and said person acknowledged that she signed this instrument, and acknowledged as Personal Representative of the Estate of Matthew Lawrence Pratt to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 31ST day of JANUARY, 2024.



Christina Rose Rubenstein
NAME: CHRISTINA ROSE RUBENSTEIN
(Print Name)
Notary Public in and for the State of Washington
Commission Expires: 01/14/2026

