

Return Address:
PHILLIPS ESTATE LAW
Douglas L. Phillips, Esq.
170 120th Ave NE, Suite E-204
Bellevue, WA 98005

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Shannon Burrow
Affidavit No. 20249823
Date 03/07/2024

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet (RCW 65.04)**

Document title(s) (or transactions contained therein): (all areas applicable to your document must be filled in)

Personal Representative Special Warranty Deed

Reference number(s) of document assigned or released:
201810020050

Grantor(s) [last name, then first name and initial(s)]:
Murphy, Eugenia O., individually as surviving spouse and as Personal Representative of the Estate of Robert W. Murphy, Deceased

Grantee(s) [last name, then first name and initial(s)]:
Murphy, Eugenia O., a single person

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Unit 53, Skyline #22

Situate in the County of Skagit, State of Washington.

Assessor's property tax parcel/account number(s): P83019 **Assessor tax # not yet assigned**

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Recording at the request of:
PHILLIPS ESTATE LAW
170 120th Ave NE, Suite E-204
Bellevue WA 98005
(206) 686-8877

PERSONAL REPRESENTATIVE SPECIAL WARRANTY DEED

1. **GRANTOR.** The undersigned Grantor, Eugenia O. Murphy, individually as the surviving spouse, and as the duly appointed, qualified and acting Personal Representative of the Estate of Robert W. Murphy, Deceased.
2. **ESTATE.** Robert W. Murphy ("Decedent") died on January 7, 2022, and Eugenia O. Murphy was appointed Personal Representative on February 25, 2022 in the State of Washington Superior Court for King County in Cause No. 22-4-01380-7 ("probate proceedings").
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on February 25, 2022, 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 Estate of Robert W. Murphy, deceased, was real property located in Skagit County, Washington, located at 2011 Skyline Way, Dock TD O, 53, Anacortes, WA which property was owned by the Decedent and Eugenia O. Murphy as community property, and legally described as follows ("Described Community Property"):

Condominium Unit No. 53, "SKYLINE NO. 22," a condominium intended for storage or moorage for a boat, according to Survey Map and Set of Plans recorded in Volume 13 of Plats, pages 86 through 93, inclusive, under Auditor's File No. 8401240018, records of Skagit County, Washington, said survey map setting forth and delineating a description of the land as provided in RCW 64.32.090(1), AND according to Condominium Declaration recorded October 31, 1983, under Auditor's File No. 8310310026, in Volume 535 of Official Records, page 560 through 586 inclusive, and Amended by instrument dated June 29, 1984 and recorded July 23, 1984, under Auditor's File No. 8407230048; records of Skagit County, Washington.

TOGETHER WITH a 1.0862 percentage of undivided interest in common areas and facilities appertaining to said unit:

AND TOGETHER WITH the exclusive use of those limited common areas and facilities appertaining to said unit, and the general locations of which are shown in the Survey

Map and set of Plans, all as set forth on the face of said Plat and as defined in the Declaration of Condominium.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all Agreements, Assessments, Covenants, Conditions, Easements, Reservations and Restrictions, of Record, if any.

Tax Parcel No: P83019

5. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Eugenia O, Murphy, a single person, an undivided fifty percent (50%) interest in the Described Community Property, which interests represent the surviving spouse's one-half interest in such property.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Eugenia O. Murphy, a single person, an undivided fifty percent (50%) interest in the Described Community Property, which interest represents the Decedent's one-half interest in such property.

Following the above conveyances, Eugenia O. Murphy, a single person, will own an undivided 100% interest in the Described Community Property.

7. LIMITATION OF COVENANTS. Grantor, for herself and for her successors-in-interest, does by these presents expressly limit 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 real property.

DATED: March 7, 2024

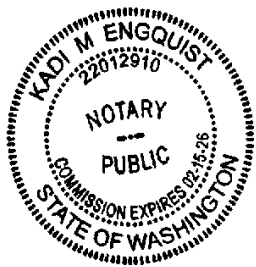
Eugenia O. Murphy
Eugenia O. Murphy, individually and as Personal
Representative of the Estate of Robert W. Murphy,
Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On 3-7-2024, personally appeared before me Eugenia O. Murphy, to me known to be the individual described in and who executed the within instrument individually and as Personal Representative of the Estate of Robert W. Murphy, deceased, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above-written.

(SEAL)



Kadi Engquist
Printed name: Kadi Engquist
Notary Public in and for the State of Washington,
residing at Bethell
My appointment expires 2-15-26