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03/08/2024 12:35 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

Return Address:
Edmonds Wills & Trusts
Kyle G. Ray, Attorney at Law
114 2nd Avenue South, Suite 101
Edmonds, WA 98020
Title No.: 210982-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 9826
MAR 08 2024

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

PERSONAL REPRESENTATIVE DEED

Grantor(s):

1. **CHRISTINA ELLEN GARREIS**, Personal Representative for **THE ESTATE OF EMILY ELLEN EGBERS**

Grantee(s):

1. **CHRISTINA ELLEN GARREIS**

Property Address:

1. NHN EGBERS-KALSO ROAD, MOUNT VERNON, WA 98273

Abbreviated Legal Description (see attached Exhibit A for full legal description):

1. Ptn SE NW & SE SE, 5-34-3 E W.M.

Assessor's Property Tax Parcel Account Number:

1. P21137 / 340305-4-002-0002
2. P21140 / 340305-4-005-0009
3. P126549 / 340305-2-002-0300

PERSONAL REPRESENTATIVE DEED

The undersigned, **CHRISTINA ELLEN GARREIS**, Personal Representative for **THE ESTATE OF EMILY ELLEN EGBERS**, who died in the State of Washington on August 31, 2023, and whose estate is being probated in King County, under Cause No. 23-4-07894-0 SEA for and in consideration of the terms of the Order Granting Non-Intervention Powers conveys to:

CHRISTINA ELLEN GARREIS, the following described real estate in Skagit County, State of Washington:

Property Address: NHN EGBERS-KALSO ROAD, MOUNT VERNON, WA 98273

Tax Parcel Number: P21137 / 340305-4-002-0002

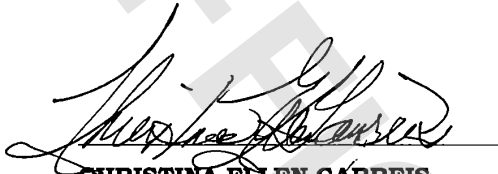
P21140 / 340305-4-005-0009

P126549 / 340305-2-002-0300

Legal Description: SEE ATTACHED EXHIBIT A

Dated this **14th day of November, 2023**.

GRANTOR:


CHRISTINA ELLEN GARREIS
PERSONAL REPRESENTATIVE

STATE OF WASHINGTON)

) ss.

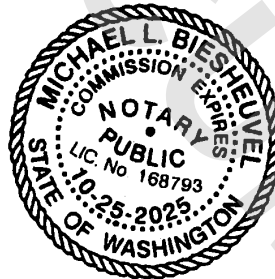
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that **CHRISTINA ELLEN GARREIS** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.



NOTARY PUBLIC in and for the State of Washington,
residing in Shoreline.

My Commission Expires: 10-25-2025



Revised Legal Description

LTCO#210982-LT; Parcels: P126549, P21137, P21140

Parcel P126549

That portion of the Southeast ¼ of the Northwest ¼ AND the Southwest ¼ of the Northeast ¼, Section 5, Township 34 North, Range 3 East, W.M., lying Northeasterly of the base of the hill commonly known as 'Bayview Ridge' as shown by Survey recorded March 6, 2008 under Skagit County Auditor's File No. 200803060096;

EXCEPT any as built and existing Roads, including the Egbers Kalso Road, formerly known as Bayview and Skagit River Road No. 31230;

AND EXCEPT the County Road, if any, pursuant to Petition dated March 26, 1880, presented to the Whatcom County Board of Commissioners for the establishment of the 'Bay View and Skagit River Road';

AND EXCEPT that portion described as follows:

Beginning at the Northwest corner of the Southwest ¼ of the Northeast ¼ of said Section 5;
Thence South 89°17'40" East, along the North line thereof, a distance of 237.58 feet;
Thence South 0°41'15" West, a distance of 632.5 feet;
Thence North 89°18'45" West, a distance of 778.75 feet;
Thence South 75°58'16" West, a distance of 59.75 feet;
Thence North 18°01'55" West, a distance of 58.66 feet;
Thence North 34°10'46" West, a distance of 721.81 feet, to the North line of the Southeast ¼ of the Northwest ¼ of said Section 5;
Thence South 89°18'45" East, a distance of 1030.41 feet, to the Point of Beginning;

AND EXCEPT any portion of Short Plat No. 40-82, as approved January 31, 1983 and recorded January 31, 1983 under Auditor's File No. 8301310020, records of Skagit County, Washington;

AND EXCEPT any portion of Diking District No. 8 Right-of-Way as condemned in Skagit County Superior Court Cause No. 2865;

AND EXCEPT any portion of Drainage District No. 19 Right-of-Way as condemned in Skagit County Superior Court Cause No. 8889;

Situate within the County of Skagit, State of Washington.

Parcel P21137

That portion of the North ½ of the Southeast ¼, Section 5, Township 34 North, Range 3 East, W.M., lying Northeasterly of the base of the hill commonly known as 'Bayview Ridge' as shown by Survey recorded March 6, 2008 under Skagit County Auditor's File No. 200803060096;

EXCEPT any as built and existing Roads;

AND EXCEPT any portion of Short Plat No. 40-82, as approved January 31, 1983 and recorded January 31, 1983 under Auditor's File No. 8301310020, records of Skagit County, Washington;

Situate within the County of Skagit, State of Washington.

Parcel P21140

That portion of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, Section 5, Township 34 North, Range 3 East, W.M., lying Easterly of the base of the hill commonly known as 'Bayview Ridge' as shown by Survey recorded March 6, 2008 under Skagit County Auditor's File No. 200803060096;

EXCEPT any as built and existing Roads;

Situate within the County of Skagit, State of Washington.