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Skagit County Auditor

Filed for Record at Request of:

Waller & Waller, P.S.
791 SE Barrington Dr
Oak Harbor WA 98277

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX

2024 9881
MAR 14 2024

Amount Paid \$0
By Skagit Co. Treasurer
Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR:	Irina Couch, personal representative of the estate of Sabine Dinsmoor
GRANTEE:	Irina Couch, as Personal Representative of the estate of William Dinsmoor
ABBREVIATED LEGAL:	PTN GOV LOT 6, S9-T34N-R02E, LOTS 12, 13 & PTN 14, BLK 7, SIMILK BEACH, W.M.
LEGAL CONT. ON PAGE:	3
TAX PARCEL NO:	P69289 (4001-007-014-0000)


THE GRANTOR, Irina Couch, acting in the capacity of Personal Representative of the estate of Sabine Dinsmoor, deceased, does hereby convey and warrant to Irina Couch as Personal Representative of the estate of William Dinsmoor, all of the estate's interest in the following described real property situated in Skagit County, Washington:

See Exhibit A attached hereto.

Sabine Dinsmoor died testate on October 28, 2023, and the Grantor above named is duly appointed, qualified and acting Personal Representative of the estate which is probate No. 24-4-00066-15 in the Superior Court of the State of Washington for Island County. This Deed is given pursuant to an Order of Solvency entered in the probate proceeding on February 23, 2024, and is in conformity with the Last Will and Testament of Sabine Dinsmoor admitted to probate in the above-referenced cause.

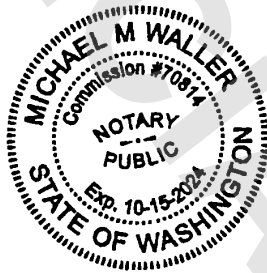
The warranties contained in this Deed bind only the estate and not the personal representative personally.

DATED this 4 day of March, 2024.


Irina Couch
Personal Representative

I certify that I know or have satisfactory evidence that Irina Couch is the person who appeared before me and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as personal representative of the estate of Sabine Dinsmoor, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 4 day of March, 2024.



M. Weller
Notary Public
My Appointment Expires: 10-15-24

EXHIBIT A**Legal Description:**

THE WEST 90 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF GOVERNMENT LOT 6 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 3 "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH", AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE EASTERLY ALONG THE EASTERLY EXTENSION OF SAID LOT 8, A DISTANCE OF 10.04 FEET TO THE NORTHEAST CORNER OF SAID PLAT, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE EASTERLY ALONG SAID NORTHERLY EXTENSION TO THE WESTERLY LINE OF FAIRWAY DRIVE, SOMETIMES KNOWN AS SATTERLEE ROAD;

THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE TO THE EASTERLYMOST CORNER OF THOSE PREMISES CONVEYED TO JEFF SCHWABE, ET UX, BY DEED RECORDED NOVEMBER 14, 1985, UNDERR AUDITOR'S FILE NO. 8511140049;

THENCE NORTH 45°00'00" WEST ALONG THE NORTHEASTERLY LINE OF SAID SCHWABE TRACT, A DISTANCE OF 120.00 FEET TO THE NORTHERLY CORNER OF SAID SCHWABE TRACT;

THENCE SOUTH 78°06'10" WEST ALONG THE NORTHERLY LINE OF SCHWABE TRACT, A DISTANCE OF 271.35 FEET TO THE NORTHEAST CORNER OF LOT 15, BLOCK 7, "SIMILK BEACH, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51;

THENCE NORTHERLY ALONG THE EAST LINE OF JIGGER STREET AS SHOWN ON SAID PLAT, TO THE NORTH LINE OF SAID STREET;

THENCE WESTERLY ALONG SAID NORTH LINE TO A POINT OF THE EASTERLY LINE OF "SOUND VIEW ADDITION NO. 2 TO SIMILK BEACH", SAID POINT BEING 10.04 FEET EAST OF THE SOUTHEAST CORNER OF LOT 8, BLOCK 4 OF SAID PLAT;

THENCE NORTH ALONG THE EAST LINE OF SAID PLAT TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THE NORTH 1/2 OF VACATE JIGGER STREET WHICH WOULD ATTACH TO THE ABOVE SAID PREMISES BY OPERATION OF LAW.

ALSO TOGETHER WITH LOTS 12, 13 AND THE WEST 1/2 OF LOT 14, BLOCK 7, "SIMILK BEACH, SKAGIT CO., WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 51, RECORDS OF SKAGIT COUNTY, WASHINGTON. AND ALSO TOGETHER WITH THE SOUTH 1/2 OF VACATED JIGGER STREET WHICH ATTACHED TO THE ABOVE SAID LOTS 12 AND 13, AND THE WEST 1/2 OF LOT 14, BLOCK 7, "SIMILK BEACH, SKAGIT CO., WASH.", BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.