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03/19/2024 01:40 PM Pages: 1 of 3 Fees: \$305.50

When recorded return to:

Dominick V. Driano Dominick V. Driano, PLLC 4511 – 44th Avenue S.W. Seattle, WA 98116 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OF A 19 2024

Amount Paid S

Skagit Co. Treasurer

PERSONAL REPRESENTATIVE'S DEED

- 1. <u>GRANTOR</u>. AMY LYNNE ANDERSON the duly appointed, qualified and acting Personal Representative of the Estate of JOYCE Y. JOHNSON Deceased ("the decedent").
- 2. <u>ESTATE</u>. JOYCE Y. JOHNSON died on September 10, 2023, and AMY LYNNE ANDERSON was appointed Personal Representative on October 12, 2023, in the State of Washington Superior Court for Skagit County in Cause No. 23-4-00524-29 ("the Probate Proceedings").
- 3. <u>NON-INTERVENTION POWERS</u>. By the Order entered on October 10, 2023, in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.
- 4. <u>CONVEYANCE AND CONFIRMATION</u>. As a distribution of the assets of this estate pursuant to the Last Will and Testament of JOYCE Y. JOHNSON dated February 28, 2023 and recorded under Skagit County Cause No. 23-4-00524-29 and for no monetary consideration, Grantor, as Personal Representative of the decedent's estate, conveys, grants, and quit claims to DARLENE MORGAN and BRUCE DENNIS JOHNSON as tenants in common all of the right, title and interest of decedent's estate in the following described four parcels of real property located at 19518 Burkland Road, Mount Vernon, Washington 98274 in Skagit County, Washington (together with all after-acquired title of the Grantor to the real property), which interest represents decedent's interest in the real property at her death:

The S1/2 of the SE1/4 of the NE1/4 of Section 33, Township 36N, Range 4E, W.M. Skagit County Tax Parcel No. 50592, Geo ID No. #360433-1-018-0003

The W1/2 of the SW1/4 of the NW1/4 of Section 34, Township 36N, Range 4E, W.M. Skagit County Tax Parcel No. 50665, Geo ID No. 360434-2-004-0006

The E1/2 of the SW1/4 of the NW1/4 of Section 34, Township 36N, Range 4E, W.M. Skagit County Tax Parcel No. 50664, Geo ID No. 360434-2-003-0007

(0.6000 ac) DFL #1-2016 AF#201602290034 (2018) Strip of LND 60FT WIDE ADJ & PLT N BNDY OF SCHOOL HOU (See Exhibit "A" for full description) Skagit County Tax Parcel No. 50583, Geo ID No. 360433-1-013-0008

	LIMITATION d to those expresser implication	OF CONVE	NANTS. G excludes al	rantor expressly limits the l covenants arising or to a	covenants of this rise by statutory or		
	DATED this _	23	day of	February	, 2024.		
				my Andron			
				ne Anderson Personal Re Joyce Y. Johnson	presentative		
STA	ATE OF WASHIN	GTON) SS.					
CO	UNTY OF K I N C						
On this day personally appeared before me AMY LYNNE ANDERSON to me known to be the individual described in and who executed the within and foregoing instrument as personal representative of the Estate of JOYCE Y. JOHNSON, Deceased and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.							
	Given under m	ıy hand and o	fficial seal	this 23 day of Fab	ware,		
202	4.						
William Control	CHICK V DAIL CHICK V DAIL CHICK V DAIL COLOR OF WASHINGTON	Manual III III III III III III III III III I	N R	rinted Name: DOMIN otary in and for the State esiding at Seattle by appointment expires:			

23 – 4 – 00524 – 29 LTRUS 7 Letters Testamentary 15378483

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED Skagit County Clerk Skagit County, WA 10/11/2023

Estate of JOYCE Y JOHNSON:	No. 23-4-00524-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JOYCE Y JOHNSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 10, 2023.
- 1.2 In that will AMY LYNNE ANDERSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT AMY LYNNE ANDERSON is authorized by this court to execute the will of the above decedent according to law.

DATED 10/11/2023.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT Kenneth Pemberton, 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 October 10, 2023.

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

3/10/24

DATED:	 <u> </u>	<u> </u>	·
	•		
			MELISSA BEATON, COUNTY CLERK
•			CLERK OF THE SUPERIOR COLIRT

Dorith Clark

Carissa Anaya

THE SUPERIOR COURT

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