

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20240564
Date 05/09/2024

STATUTORY WARRANTY DEED

GRANTOR: **MARCUS L. ZAHRT**, individually and as Personal Representative of the **Estate of JACQUELINE VANNICE, Deceased**

GRANTEES: **MARCUS L. ZAHRT**, a single person, as to an undivided 36% interest, and
MARCUS L. ZAHRT, Trustee of the **JACQUELINE VANNICE CREDIT TRUST u/w/d 6/27/2019**, as to an undivided 64% interest

Legal Description:

Abbreviated Form: Lot 28 and Ptn Lot 29, Cascade Ridge PUD
Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 4530-000-028-0017; P83878

THE UNDERSIGNED GRANTOR, **MARCUS L. ZAHRT**, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of JACQUELINE VANNICE, Deceased**, under Skagit County Superior Court Cause No. 24-4-00007-29, in distribution of said estate, hereby conveys and warrants to the GRANTEES, **MARCUS L. ZAHRT**, a single person, as to an undivided 36% interest, and **MARCUS L. ZAHRT**, Trustee of the **JACQUELINE VANNICE CREDIT TRUST u/w/d 6/27/2019**, as to an undivided 64% interest, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

STATUTORY WARRANTY DEED -- 1

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title, and interest in the above-described property shall vest in **MARCUS L. ZAHRT**, a single person, as to an undivided 36% interest, and **MARCUS L. ZAHRT**, Trustee of the **JACQUELINE VANNICE CREDIT TRUST u/w/d 6/27/2019**, as to an undivided 64% interest.

DATED this 9th day of May, 2024.

Estate of **JACQUELINE VANNICE, Deceased**

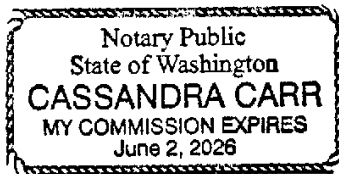
Marcus L. Zahrt
MARCUS L. ZAHRT

By: Marcus L. Zahrt
MARCUS L. ZAHRT
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **MARCUS L. ZAHRT** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of JACQUELINE VANNICE, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9th day of May, 2024.



Cassandra Carr
Printed Name **CASSANDRA CARR**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2026

EXHIBIT "A"
STATUTORY WARRANTY DEED

PARCEL "A":

Lot 28, "CASCADE RIDGE P.U.D.," as per plat recorded in Volume 14 of Plats, pages 112 through 121, inclusive, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 29, "CASCADE RIDGE P.U.D.," being more particularly described as follows:

Beginning at the Northerlymost corner of said Lot 29, "CASCADE RIDGE P.U.D.," also being a common corner to Lots 28 and 31 of said Plat;
thence South 44°14'08" West along the common line between said Lots 28 and 29, 490.00 feet to the corner common to Lots 27, 28, and 29 of said Plat;
thence North 75°54'53" East on a projection of the common line between said Lots 27 and 28 of said Plat, 503.92 feet, more or less, to the Easterly line of said Lot 29 at a point bearing South 32°45'02" East from the point of beginning;
thence North 32°45'02" West along said Easterly line 271.62 feet, more or less, to the point of beginning.

PARCEL "B":

A 20-foot-wide easement for driveway purposes over a portion of open space area as conveyed to Kevin Ware and Kari Ware, husband and wife, recorded on September 12, 1997, under Skagit County Auditor's File No. 9709120003.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
01/04/2024

Estate of JACQUELINE VANNICE:	No. 24-4-00007-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JACQUELINE VANNICE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 04, 2024.
- 1.2 In that will MARCUS L ZAHRT is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT MARCUS L ZAHRT is authorized by this court to execute the will of the above decedent according to law.

DATED 01/04/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, 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 January 04, 2024.

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

DATED: 01/05/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Kristen Denton
Deputy Clerk

