



202405160029

05/16/2024 01:38 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

After Recording Return To:  
  
Betts Austin Johnson, pllc  
2200 Rimland Drive, Suite 230  
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2024 0629  
MAY 16 2024  
Amount Paid \$ 0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED  
REFERENCE NUMBER OF RELATED DOCUMENT:  
GRANTOR: JOANIE L. GANSKE Personal Representative of the Estate of BRIAN L. GANSKE  
GRANTEE: JOANIE L. GANSKE, individually  
ABBREVIATED LEGAL DESCRIPTION: Lots 25 through 30, Block 74 First Addition to the town of Sedro in Skagit County, Washington.  
TWP35 R05 SEC30  
ADDITIONAL LEGAL DESCRIPTION: page 3 of document  
TAX PARCEL ID: 4150-074-030-0009 / P76127

**PERSONAL REPRESENTATIVE'S DEED**

The undersigned Grantor, JOANIE L. GANSKE, as the duly appointed, qualified and acting Personal Representative of the Estate of Brian L. Ganske, Deceased, in Probate Cause No. 23-4-01187-37, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to Will, does convey and warrant to Joanie L. Ganske, Grantee, individually, all of the estate's interest in the following described real estate, situated in Skagit County, Washington:

See Legal Description on Exhibit "A"

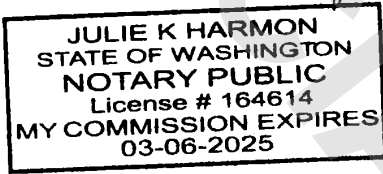
DATED: May 9 2024

*[Signature]*  
JOANIE L. GANSKE  
Personal Representative of the Estate of  
Brian L. Ganske, and not in her individual  
capacity

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that JOANIE L. GANSKE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Brian L. Ganske, to be the free and voluntary act of said party for the uses and purposes mentioned in the instrument.

DATED: May 9, 2024



Julie K Harmon  
NOTARY PUBLIC  
My appointment expires: 03/06/2025

E:\FILES\Clients\e-b\Ganske, Brian & Joanie\Estate of Brian\Real Estate\PR Deed Florence's house.doc

**EXHIBIT "A"**

**Site Address: 1521 Township, Sedro Woolley, WA 98284**  
**Tax Parcel No.: 4150-074-030-0009 / P76127**

LOTS 25, 26, 27, 28, 29 and 30, BLOCK 74, FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

**EXHIBIT**

UNOFFICIAL DOCUMENT

FILED  
COUNTY CLERK  
2023 DEC 19 A 10:04  
WHATCOM COUNTY  
WASHINGTON

**SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY**

IN THE MATTER OF THE ESTATE OF	No. 23-4-01187-37
BRIAN L. GANSKE, Deceased.	LETTERS TESTAMENTARY

WHEREAS, the last Will of **BRIAN L. GANSKE**, deceased, was on the 19th day of December, 2023 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **JOANIE L. GANSKE**, has been named Executrix in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize **JOANIE L. GANSKE**, Executrix, to execute said Will according to law.

WITNESS **Angela A. Cuevas**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 19th day of December, 2023.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By *Sandra Keel*, Deputy Clerk

STATE OF WASHINGTON ]  
COUNTY OF WHATCOM ] ss.

I, **RAYLENE KING**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 19th day of December, 2023 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 19 day of December, 20 23



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By *fk*, Deputy Clerk

[ltrstst.dot]