

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. 20240632
Date 05/16/2024

STATUTORY WARRANTY DEED

GRANTOR: LYNN J. SMITH, as Personal Representative of the **Estate of NEIL T. EASTVOLD, Deceased**

GRANTEE: JANICE C. EASTVOLD, a single person

Legal Description:
Abbreviated Form: LOT 30, BLOCK 1, LAKE CAVANAUGH SUBDIVISION,
DIVISION NO. 1
LOT 7, BLOCK 2, LAKE CAVANAUGH SUBDIVISION,
DIVISION NO. 1

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 3937-001-030-0004; P66305
3937-002-007-0001; P66348

THE UNDERSIGNED GRANTOR, **LYNN J. SMITH**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of NEIL T. EASTVOLD, Deceased**, under Skagit County Superior Court Cause No. 23-4-00611-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, **JANICE C. EASTVOLD**, a single person, 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:

(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 **JANICE C. EASTVOLD**, a single person.

DATED this 15th day of May, 2024.

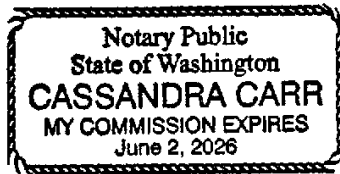
Estate of NEIL T. EASTVOLD, Deceased

By: *Lynn J. Smith*
LYNN J. SMITH
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence **LYNN J. SMITH** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of NEIL T. EASTVOLD, 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 15th day of May, 2024.



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

3937-001-030-0004; P66305:

Lot 30, Block 1, Lake Cavanaugh Subdivision, Division No. 1, as per plat recorded in Volume 5 of Plats, page 37, records of Skagit County.

3937-002-007-0001; P66348:

Lot 7, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, page 37, recorded under Skagit County Auditor's File No. 393244, records of Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
11/15/2023

Estate of NEIL T EASTVOLD:

No. 23-4-00611-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of NEIL T EASTVOLD late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 14, 2023.
- 1.2 In that will LYNN J SMITH is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LYNN J SMITH is authorized by this court to execute the will of the above decedent according to law.

DATED 11/15/2023.

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 November 14, 2023.

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

DATED: 11/15/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

