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05/22/2024 01:32 PM Pages: 1 of 3 Fees: \$305.50 Skagit County Auditor

After recording mail to:

Stiles & Lehr Inc. P.S. P.O. Box 228 / 925 Metcalf Street Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Amount Paid \$10

Grantor(s):

Cynthia L. Hensley, Personal Representative of the

Estate of Karen Louise Wegrzyn, deceased

Grantee(s):

Jeffrey A. Whittle

Abbreviated Legal:

LOT 16, MADRONA ESTATES Assessor's Tax Parcel #: P67330 / 3949-000-016-0000

PERSONAL REPRESENTATIVE'S DEED

- 1. **GRANTOR**. The undersigned Grantor, Cynthia L. Hensley, is the duly appointed, qualified and acting personal representative of the Estate of Karen Louise Wegrzyn, deceased.
- 2. ESTATE. Karen Louise Wegrzyn died on October 30, 2022. On February 16, 2024 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 24-4-00092-29.
- 3. NONINTERVENTION POWERS. By Order of Solvency entered on February 16, 2024 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY. Included among the property of the Estate of Karen Louise Wegrzyn was interest in the real property described as follows:

LOT 16, MADRONA ESTATES, as recorded in Volume 8 of Plats, page 46, records of Skagit County, Washington.

- 5. CONVEYANCE: Grantor hereby conveys and quitclaims to Jeffrey A. Whittle the above-described property, together with all after acquired title of the grantor therein.
- 6. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

	Dated: 3.8.2024 , 20	024.
		Cynthia L. Hensley Personal Representative of the Estate of Karen Louise Wegrzyn, deceased, and not in her individual capacity
	PQ HAWAII	
	STATE OF W <del>ASHINGTON</del> )  *** *** *** *** *** *** *** *** ***	·
атч 2	COUNTY OF SKAGHT )	
	Notary Public in and for the State of Wapersonally appeared Cynthia L. Hensle as Personal Representative of the Estawho executed the within and foregoing be her free and voluntary act and deed	,2024, before me, the undersigned, a ashington, duly commissioned and sworn, y, to me known to be the individual who signed ate of Karen Louise Wegrzyn, deceased, and instrument and acknowledged said instrument to for the uses and purposes therein mentioned; rized to execute the said instrument as Personal
•		nto set my hand and official seal the day and
	year first above written.	Agin Anoth
	TYSON	NOTARY PUBLIC in and for the
	NOTARY Z	State of Washington HAWAII DOP Tesiding at: 311 KAHOU DE HANGUM HI 96825
	* No. 23-6 *	My appointment expires: <u>ւկտիշ</u>
	OF HAWAILING	manner.
		TYSON OUT
	Doc. Date: 3/8/2014 # Pages 7  Notary Name: Daries Trans Duray # Pirst Circuit  Doc. Description RESIDENT REPRESENTATION (5 DEED	NOTARY PUBLIC *
,	Hasin Transport 1911 1914	NO. 23-6

## SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED Skagit County Clerk Skagit County, WA 02/20/2024

The Estate of KAREN LOUISE
WEGRZYN:

No. 24-4-00092-29

LETTERS TESTAMENTARY

## I. BASIS

- 1.1 The last will of KAREN LOUISE WEGRZYN late of ANCHORAGE MUNICIPALITY, State of ALASKA was duly exhibited proven and recorded in this court on February 16, 2024.
- 1.2 In that will CYNTHIA L HENSLEY is named personal representative.
- 1.3 The personal representative has qualified.

## **II. CERTIFICATION**

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

DATED 02/20/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Mallchok, 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 February 16, 2024.

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

DATED: 02/20/2024

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT

Deputy Clerk

DEANNA MALLCHOK