

After recording return to:

North Sound Law Group, PLLC
300 N Commercial Street
Bellingham, WA 98225

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241005
Date 06/18/2024

DOCUMENT TITLE: Statutory Warranty Deed

GRANTOR: CHRISTINE BENSON, Personal Representative of the
Estate of TODD ALLEN BENSON, Deceased

GRANTEE: CHRISTINE BENSON, a single woman as her separate property

ABBREVIATED LEGAL DESCRIPTION: T 36; R 8; S 28: LOT A-5, LAKE TYEE I

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 4219-001-005-0002; PID: 78410

STATUTORY WARRANTY DEED

THE GRANTOR, CHRISTINE BENSON, Personal Representative of the Estate of TODD ALLEN BENSON, Deceased, in Probate Cause No. 24-400059-37, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a distribution of the estate pursuant to the Will, and for no monetary consideration, conveys and warrants to CHRISTINE BENSON, a single woman as her separate property, effective as of the date hereof, the real property in Skagit County, Washington, described as follows:

LOT A-5, "LAKE TYEE I," AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 66 THROUGH 70, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

Statutory Warranty Deed - 1

EXHIBIT

FILED
JAN 23 12:43 PM '24

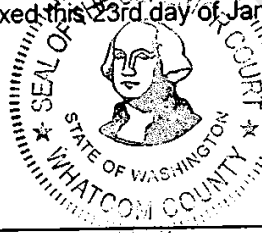
SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF TODD ALLEN BENSON, Deceased.</p>	<p>NO. 24-4-00059-37 LETTERS OF ADMINISTRATION</p>
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WHEREAS **TODD ALLEN BENSON** late of Whatcom County, Washington on the 23rd day of APRIL, 2023, died intestate, leaving at the time of his or her death, property in this State subject to administration:

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint **CHRISTINE BENSON** Administratrix upon said estate, and whereas said administrator/administratrix has duly qualified, hereby authorize him or her to administer the same according to law.

WITNESS **David M. Thorn**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 23rd day of January, 2024



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington
By Connie Long, Deputy Clerk

CERTIFICATE

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 of Administration in the above entitled matter, and were on the 23rd day of January, 2024, 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 23rd day of January, 2024.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington,
By Connie Long, Deputy Clerk