

After Recording Return To:

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20241016
Date 06/20/2024

STATUTORY WARRANTY DEED

GRANTOR: **KAREN A. WATKINS,**
as Personal Representative of the Estate of **RICHARD G. WATKINS, Deceased**

GRANTEE: **KAREN A. WATKINS,**
a single woman

Legal Description;
Abbreviated Form: Lot 59, Shelter Bay Division No. 2 4

Additional on Page: Exhibit A

Assessor's Tax Parcel No.: 5100-002-059-0000 / P128946

THE GRANTOR, **KAREN A. WATKINS**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **RICHARD G. WATKINS, Deceased**, under Skagit County Superior Court Cause No. 24-4-00333-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, **KAREN A. WATKINS**, a single woman, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to 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.

STATUTORY WARRANTY DEED-1

DATED: June 18th, 2024.

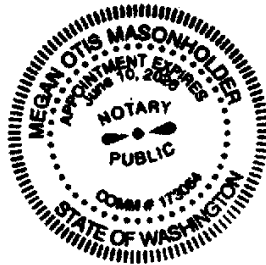
Estate of **RICHARD G. WATKINS, Deceased**

By Karen A Watkins
KAREN A. WATKINS
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KAREN A. WATKINS** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of RICHARD G. WATKINS, 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 18th day of June, 2024.



Megan Masonholder
Printed Name **Megan Masonholder**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2026

EXHIBIT A

Legal Description

Lot 59, Survey of Shelter Bay Division No. 2 as recorded June 27, 1969, in Official Records of Skagit County, Washington, under Auditor's File No. 728258.

SUBJECT TO: Covenants, conditions, easements, and restrictions of record.

Situated in Skagit County, Washington.

24-4-00333-29
LTRAD 7
Letters of Administration
16882297



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

FILED

Skagit County Clerk
Skagit County, WA
06/13/2024

ESTATE OF RICHARD G WATKINS:

No. 24-4-00333-29

LETTERS ADMINISTRATION

I. BASIS

- 1.1 RICHARD G WATKINS late of SKAGIT County died intestate on or about February 03, 2024 leaving property in this state subject to administration.
- 1.2 On June 13, 2024 the court appointed KAREN A WATKINS administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KAREN A WATKINS is authorized by this court to administer the estate of the above decedent according to law.

DATED 06/13/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By 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 of Administration in the above-named case, which was entered of record on June 13, 2024.

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

DATED: 6/17/24

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

