




202406240064

06/24/2024 04:05 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1081  
JUN 24 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

After recording mail to:

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

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Grantor(s): Dustin Leonard, Administrator of the  
Estate of Gregory Frank Leonard, deceased  
Grantee(s): Dustin Leonard, a single person as his separate property  
Abbreviated Legal: 1. Lot A, SCLC No. PL-01-0549, AF#200311240100 Ptn NW1/4 SW1/4  
Sct 15, TWP 35N R7E, W.M.  
2. Lt 44, Blk 3, Holiday Hideaway No. 1  
Assessor's Tax Parcel #: 1. P121052 / 8050-000-001-0000  
2. P65879 / 3926-003-044-0007

**ADMINISTRATOR'S DEED**

1. **GRANTOR.** The undersigned Grantor, Dustin Leonard, is the duly appointed, qualified and acting Administrator of the Estate of Gregory Frank Leonard, deceased.
2. **ESTATE.** Gregory Frank Leonard died on May 23, 2022. On July 29, 2022 the Estate was admitted to probate and Grantor was appointed Administrator in the State of Washington Superior Court of Snohomish County in Cause No. 22-4-01499-31.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on July 29, 2022, 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 Gregory Frank Leonard was interest in the real property described as follows:

39185 Cape Horn Rd, Concrete  
P121052 / 8050-000-001-0000

INCLUDES M/H FLEETWOOD BARRINGTON 77 66X14 SERIAL#  
WAFL1A742310382, LOT A, SKAGIT COUNTY LONG CARD NO. PL-01-0549,  
RECORDED UNDER AF#200311240100, BEING A PORTION OF NW1/4 OF  
SW1/4, SECTION 15, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Unimproved Land, Guemes Island  
P65879 / 3926-003-044-0007

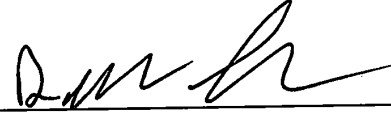
LOT 44, BLOCK 3, HOLIDAY HIDEAWAY NO. 1, RECORDED IN VOLUME 8 OF  
PLATS, PAGES 36 TO 42, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Dustin Leonard, a single person as his separate property 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: 6/18/2024, 2024.

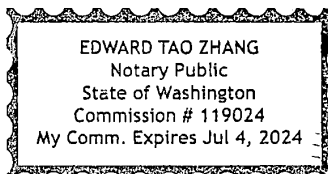
  
Dustin Leonard  
Administrator of the Estate of  
Gregory Frank Leonard, deceased, and not in  
his individual capacity

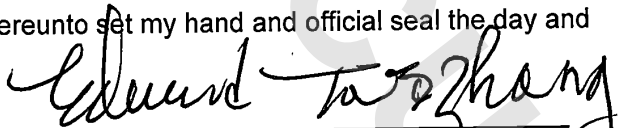
STATE OF WASHINGTON)

COUNTY OF King ) ss.

On this 18<sup>th</sup> day of June, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Dustin Leonard, to me known to be the individual who signed as Administrator of the Estate of Gregory Frank Leonard, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Administrator of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



  
NOTARY PUBLIC in and for the  
State of Washington  
residing at: 1211 E Denny Way  
My appointment expires: 07/04/2024

FILED

2022 JUL 29 AM 9:51

HEIDI PERCY  
COUNTY CLERK  
SNOHOMISH CO. WASH

**Superior Court of Washington  
For Snohomish County**

In the matter of the Estate of:

GREGORY FRANK LEONARD,

Deceased

No. 22-4-01499-31

**Letters of Administration  
(LTRAD)**

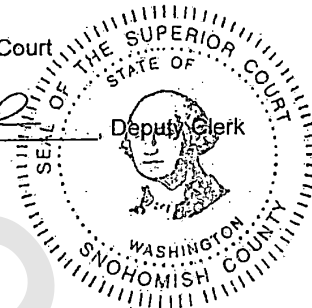
WHEREAS, the above named died intestate, leaving at the time of his/her death, property in this state subject to administration.

NOW, therefore, know all persons by these presents, that we do hereby appoint **DUSTIN LEONARD** Administrator(s) upon said estate, and whereas said Administrator(s) has/have duly qualified, hereby authorize them to administer the same according to law.

WITNESS my hand and the seal of said court, dated: July 29, 2022.

Heidi Percy, Clerk of Superior Court

By: 



State of Washington )

)ss.

County of Snohomish )

I, Heidi Percy, Clerk of the Superior Court of Snohomish County, Washington State, do hereby certify that the above and foregoing is a true and correct copy of Letters of Administration in the above entitled case, entered on July 29, 2022.

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

Dated: JUL 29 2022

Heidi Percy, Clerk of Superior Court

By: 

Deputy Clerk

