



202406240065

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20241080

JUN 24 2024

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

After recording mail to:

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

Grantor(s): Dustin Leonard, Administrator of the
Estate of Gregory Frank Leonard, deceased
Grantee(s): Brandon Leonard, a single person as his separate property
Abbreviated Legal: SCLC NO PL-01-0549, Lot B, Acres 1.00, MH Serial #09L18618, Recorded
under AF#200311240100 Includes M/H
Assessor's Tax Parcel #: P121053 / 8050-000-002-0000

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:

R121053 8050-000-002-0000 – SCLC NO. PL-01-0549, LOT B, ACRES 1.00,
MH SERIAL #09L18618, RECORDED UNDER AF#200311240100, INCLUDES
M/H LIBERTY OAKBROOK 1982. BEING A PORTION OF NW ¼ OF SW ¼.
SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
TAX PARCEL #P121053
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Brandon 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.

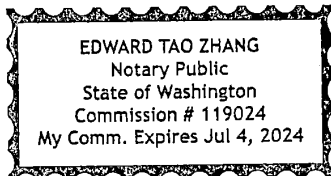
Dustin Leonard
Dustin Leonard
Administrator of the Estate of
Gregory Frank Leonard, deceased, and not in
his individual capacity

STATE OF WASHINGTON)

COUNTY OF King) ss.

On this 18th 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.



Edward Tao Zhang
NOTARY PUBLIC in and for the
State of Washington

residing at: 1211 E Penny 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

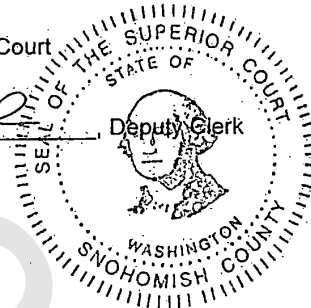
**Letters of Administration
(LTRAD)**

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

