



202407170078

07/17/2024 03:36 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

WHEN RECORDED RETURN TO:

MATTHEW G. HOLYOAK  
SHIERS LAW FIRM LLP  
600 Kitsap Street, Suite 202  
Port Orchard, WA 98366

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 1381  
JUL 17 2024

Amount Paid \$0  
Skagit Co. Treasurer  
By Deputy

**PERSONAL REPRESENTATIVE'S DEED**

GRANTOR: ESTATE OF MARY ELLEN BURTON  
GRANTEE: KATHERINE LORRAINE QAYSANEAH  
ABBREVIATED LEGAL: LOT 11, BLOCK 8, "CLEAR LAKE"  
TAX PARCEL NUMBER: P74809

The Grantor, Rebecca Ann Schmuck, Successor Personal Representative of the Estate of Mary Ellen Burton, deceased, in Probate Cause No. 22-4-00294-18, in the Superior Court of the State of Washington in and for Kitsap County, and not in Grantor's individual capacity, for and in consideration of distribution of the Estate assets, hereby conveys and quit claims unto Katherine Lorraine Qaysaneah, beneficiary of the Estate of Mary Ellen Burton, the Grantee, all of the right, title and interest of said deceased, Mary Ellen Burton, including any interest which Grantor may hereafter acquire, in and to that certain real property legally described as set forth on Exhibit "A" attached hereto, which by this reference is incorporated herein as though fully set forth.

DATED this 3 day of May, 2024.

ESTATE OF MARY ELLEN BURTON

By: Rebecca Ann Schmuck  
REBECCA ANN SCHMUCK

STATE OF WASHINGTON )  
 : ss.  
COUNTY OF Whitman )

On this day personally appeared before me Rebecca Ann Schmuck, to me known to be the individual described in and who executed the within and foregoing instrument, and on oath stated that she was authorized to execute this instrument and acknowledged it as the Successor Personal Representative of the Estate of Mary Ellen Burton, deceased, to be the free and voluntary act and deed of such Estate for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 3 day of May, 2024.

Notary Public  
State of Washington  
Kayla Hill  
Commission No. 23034915  
Commission Expires 09-03-2027

*Kayla Hill*  
NOTARY PUBLIC in and for the  
State of Washington, residing  
at 610 SE BISHOP BLVD, PULLMAN WA  
My Commission Expires: 09/03/2027

**Exhibit "A"**

**Real Property**

**Common Address:** 12808 Fir Avenue, Clear Lake, WA 98235

**Tax Parcel Number:** P74809

**Abbreviated Legal Description:** PTN LOT(S) 11 AND 12, BLOCK 1, PHILLIP'S  
ADDN. TO TOWN OF BREMERTON, V/P 2/52

**Legal Description:**

LOT 11, BLOCK 8, PLAT OF CLEAR LAKE, SKAGIT COUNTY, AS PER PLAT  
RECORDED IN VOLUME 4 OF PLATS, PAGE 22 AND 23, RECORDS OF SKAGIT  
COUNTY, WASHINGTON.

**FILED**

AUG 18 2022

KITSAP COUNTY CLERK  
DAVID T. LEWIS III



**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF KITSAP**

**IN THE MATTER OF THE ESTATE OF  
MARY ELLEN BURTON**

Deceased.

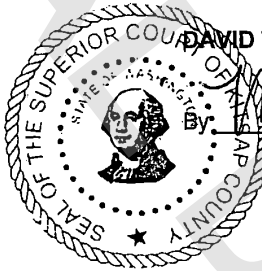
No. 22-4-00294-18

**LETTERS TESTAMENTARY  
(LTRTS)**

STATE OF WASHINGTON )  
  )  
COUNTY OF KITSAP     )

WHEREAS, the last will of Mary Ellen Burton, deceased, was, on the AUGUST 18, 2022 duly exhibited, proven, and recorded in our said superior court; and whereas, it appears in and by said will that REBECCA ANN SCHMUCK is appointed executor thereon, and, whereas, said REBECCA ANN SCHMUCK has/have duly qualified, now, therefore, know all men by these presents, that we do hereby authorize the said REBECCA ANN SCHMUCK to execute said will according to law.

WITNESS my hand and seal of said Court this 18th day of August, 2022.



DAVID T. LEWIS III, Clerk of the Superior Court

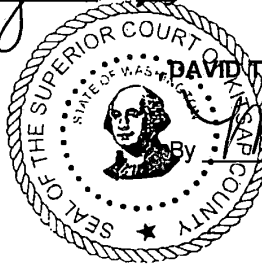
*Settlemyer*, Deputy

STATE OF WASHINGTON )  
  )  
COUNTY OF KITSAP     )

**CERTIFICATE**

I, **DAVID T. LEWIS III**, Clerk of the Superior Court of said County and State do hereby certify that the above and foregoing is a true and correct copy of **Letters Testamentary** in the above-entitled case, and were on the 18th day of August, 2022, duly entered of record; and I further certify said Letters are still in full force and effect and have not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Superior Court, this 18th day of Aug, 2022



DAVID T. LEWIS III, Clerk of the Superior Court

*Settlemyer*, Deputy