

202407180045

07/18/2024 02:08 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

Guardian Northwest Title & Escrow
1301 B Riverside Drive
Mount Vernon WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241416

Jul 18 2024

Amount Paid \$11876.00
Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-20364

BARGAIN AND SALE DEED

THE GRANTOR(S)

Gale Hickok, Personal Representative of Estate of Charles E. Brown, deceased, as to an undivided 45 percent interest, and Gale A. Hickok, Administrator of Estate of Ann Rita Brown, deceased, as to an undivided 55 percent interest

for and in consideration of
SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to
Andal Lane, LLC, a Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Section 23, Township 34 North, Range 4 East - NE NW (aka Tract 1 SP 93-064)

Tax Parcel Number(s): P27883/340426-2-001-0209

Dated: July 9, 2024

Estate of Charles E. Brown, deceased, as to an undivided 45 percent interest

By: Gale A. Hickok
Gale Hickok, Personal Representative

Estate of Ann Rita Brown, deceased, as to an undivided 55 percent interest

By: Gale A. Hickok
Gale A. Hickok, Administrator

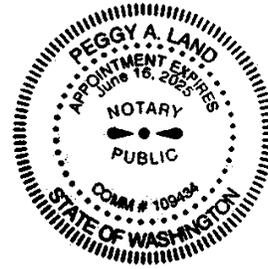
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 18 day of July, 2024 by Gale Hickok, Personal Representative of Estate of Charles E. Brown, deceased, as to an undivided 45 percent interest and Gale A. Hickok, Administrator of Estate of Ann Rita Brown, deceased, as to an undivided 55 percent interest.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 16163 Andal Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P27883/340426-2-001-0209

Property Description:

Tract 1 of Skagit County Short Plat No. 93-064, (a Revision of Short Plat No. 91-074) as approved August 11, 1993 and recorded August 11, 1993 in Volume 10 of Short Plats, Page 222, as Auditor's File No. 9308110107, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 34 North, Range 4 East, W. M., and of the Southeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M.

22-4-00588-29
LTRTS
Letters Testamentary
13508542



FILED
Skagit County Clerk
Skagit County, WA
11/23/2022

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

Estate of CHARLES ELMER BROWN :	No. 22-4-00588-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of CHARLES ELMER BROWN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 23, 2022.
- 1.2 In that will GALE HICKOK is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT GALE HICKOK is authorized by this court to execute the will of the above decedent according to law.

DATED 11/23/2022.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

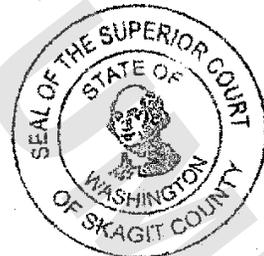
I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on November 23, 2022.

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

DATED: 12/05/2022

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Deirdre Reardon
Deputy Clerk
DEIRDRE REARDON



23-4-00167-29
LTRAD 14
Letters of Administration
14439614



FILED
Skagit County Clerk
Skagit County, WA
05/05/2023

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

ESTATE OF ANN RITA BROWN:	No. 23-4-00167-29 LETTERS ADMINISTRATION
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I. BASIS

- 1.1 ANN RITA BROWN late of SKAGIT County died intestate on or about June 24, 2018 leaving property in this state subject to administration.
- 1.2 On MAY 5, 2023 the court appointed GALE A HICKOK administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 05/05/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Kenneth Pemberton, 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 May 05, 2023.

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

DATED: 5/8/23

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk EMILY JOHNSON

