

After recording return to:

LAW OFFICE OF TAWNEY L. CARRIER
1880 Fowler Street
Richland, WA 99352

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241612
Aug 01 2024
Amount Paid \$10630.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 24-20897

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, April Johnson, as Personal Representative of the Estate of Warren Lee Conrad, also shown of record as W. Lee Conrad, deceased, for good and valuable consideration, conveys and quitclaims to Jordan Alexandria Shabazi and Matthew Charles Simmons, a married couple, the following described real estate situate in Skagit County, Washington:

Lot 11, Skyline No. 3, Vol. 9, pgs 54-44

Tax Parcel #: 3819-000-011-002 / P59115
Commonly known as 5209 Heather Drive Anacortes, WA 98221

The property may be subject to the Skagit County Right to Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting,

transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Decedent died on May 17, 2024 and April Johnson was confirmed as Personal Representative of the Last Will and Testament on June 26, 2024, and ever since has been and now is the duly appointed, qualified and acting Personal Representative thereof.

This deed is given to fulfill the intentions of the said decedent as declared in the Last Will and Testament and is made pursuant to an Order of Solvency dated and entered on June 26, 2024, in the matter of the Estate of Warren Lee Conrad, deceased, being Probate Cause No. 24-4-00363-03, in the Superior Court of Benton County, Washington.

DATED this 30th day of July, 2024.

April Johnson, personal representative of the Estate of Warren Lee Conrad

April Johnson, Personal Representative of the Estate of
Warren Lee Conrad

Benton County Cause No. 24-4-00-363-03

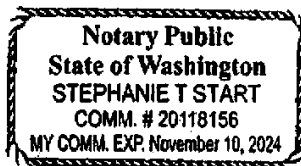
STATE OF WASHINGTON)

) ss.

County of Snohomish)

This certifies that on this 30th day of July 2024, personally appeared before me April Johnson, as Personal Representative of the Will of Warren Lee Conrad, deceased, to me known to be the individual who executed the foregoing instrument and acknowledged the same as his/her free and voluntary act and deed for the uses and purposes therein mentioned, acknowledging the same in his/her capacity as Personal Representative.

WITNESS my hand and seal the day and year above written.



[Signature]
NOTARY PUBLIC in and for the State of
Washington, residing at Kirkland
My commission expires: 11-10-2024

EXHIBIT "A"
Property Description

Closing Date: August 9, 2024
Buyer(s): Jordan Alexandria Shabazi and Matthew Charles Simmons
Property Address: 5209 Heather Drive, Anacortes, WA 98221

PROPERTY DESCRIPTION:

Lot 11, SKYLINE NO. 3, according to the plat thereof, recorded in Volume 9 of Plats, pages 54 and 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.