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09/17/2024 12:40 PM Pages: 1 of 4 Fees: \$306.50

Skagit County Auditor, WA

AFTER RECORDING RETURN TO:

NORTH SOUND LAW GROUP, PLLC 300 NORTH COMMERCIAL STREET **BELLINGHAM, WASHINGTON 98225**

Real Estate Excise Tax Exempt Skagit County Treasurer By Kaylee Oudman Affidavit No. 20242183 Date <u>09/17/2024</u>

DOCUMENT TITLE:

BARGAIN AND SALE DEED

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S):

MARTIN WILLIAM MONAHAN, Personal Representative of the Estate of Hazel

Cherry Monahan, Deceased

GRANTEE(S):

MARTIN W. MONAHAN, as his separate

property

ABBREVIATED LEGAL DESCRIPTION:

Parcel A: S 13, T 35, R 01: LOTS 14, 15, 16 AND THE WEST 1/2 OF LOT 17, BLOCK 165, MAP OF THE CITY OF ANACORTES, **ACCORDING TO THE PLAT THEREOF** RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7, RECORDS OF SKAGIT COUNTY, WASHINGTON. Parcel B: S 30; T 35, R02: LOTS 5 TO 12, **BLOCK 6, SEATTLE SYNDICATE'S FIRST** ADDITION TO THE CITY OF ANACORTES, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY. **WASHINGTON, TGW W 1/2 ALLÉY ADJ LOTS 5 TO 7 PER ORDINANCE #1720**

ADDITIONAL LEGAL DESCRIPTION ON:

PAGE(S) 2

ASSESSOR'S TAX PARCEL NUMBER(S):

Parcel A: P56047; 3772-165-017-0002 Parcel B: P58806; 3813-006-012-0004

BARGAIN AND SALE DEED

The undersigned Grantor, MARTIN WILLIAM MONAHAN, Personal Representative of the Estate of Hazel Cherry Monahan, Deceased, in Probate Cause

BARGAIN AND SALE DEED

PAGE 1

No. 23-4-00420-29, in Skagit County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate pursuant to Will, does grant, bargain, sell, convey and confirm to MARTIN W. MONAHAN, as his separate property, the following-described real estate, situated in Skagit County, Washington:

PARCEL A: LOTS 14, 15, 16 AND THE WEST ½ OF 17, BLOCK 165 AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 4. MAP OF THE CITY OF ANACORTES, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ENCUMBRANCES OF RECORD

SITUATE IN THE COUNTY OF SKAGIT AND STATE OF WASHINGTON

PARCEL B: LOTS 5 TO 12, BLOCK 6, SEATTLE SYNDICATE FIRST ADDITION TO ANACORTES, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 25, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO ENCUMBRANCES OF RECORD.

The Grantor, for himself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications. Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED this _____ day of September, , 2024

MARTIN WILLIAM MONAHAN Personal Representative of the

Estate of Hazel Cherry Monahan, Deceased

STATE	OF	WASHINGTON)
) ss
COUNT)		

I certify that I know or have satisfactory evidence that MARTIN WILLIAM MONAHAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Personal Representative of the Estate of Hazel Cherry Monahan, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: 2024

NOTARY PUBLIC

Printed Name: Tancicle BARNET

Residing at: ANAGONTES, WH- 98221

My Commission Expires:

EXHIBIT

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

FILED Skagit County Clerk

Skagit County Clerk Skagit County, WA 08/04/2023

Estate of HAZEL CHERRY
MONAHAN:

No. 23-4-00420-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of HAZEL CHERRY MONAHAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 04, 2023.
- 1.2 In that will MARTIN WILLIAM MONAHAN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 08/04/2023.

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT 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 Testamentary in the above-named case, which was entered of record on August 04, 2023.

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

DATED: 08/04/2023

SHAGIT CO

MELISSA BEATON, COUNTY CLERK CLERK OF THE SUPERIOR COURT

Deputy Clerk