

202410280066

10/28/2024 03:43 PM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

After recording return to:  
Lenard L. Wittlake, PLLC  
P.O. Box 1233  
Walla Walla, WA 99362

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2024 2727  
OCT 28 2024

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *LT* Deputy

**DEED OF PERSONAL REPRESENTATIVE**

**GRANTOR:** RESER, TODD Y., Personal Representative of the Howard Yancey Reser Estate, who took title as Yancey Reser, and the LaVonne L. Reser Estate

**GRANTEES:** GILVEY, LINDA V., a married woman, as her separate property; KNOWLES, SHAREEN E., a married woman, as her separate property

**ABBREV. LEGAL DESCRIPTIONS:** PTN OF GOVT LOT 2, SEC 25, T36N, R 1 EWM - TRACT A OF SHORT PLAT NO. 65-73, RECORDED UNDER AFN 806786 (**Parcel 1**);

PTN OF GOVT LOT 2, SEC 25, T36N, R 1 EWM - TRACT C OF SHORT PLAT NO. 65-73, RECORDED UNDER AFN 806786 (**Parcel 2**);

PTN OF GOVT LOT 2, SEC 25, T36N, R 1 EWM, AND EXC PROP DEEDED IN AFN 516347, AND EXC N 187 FT OF S 207 FT OF W 414 FT, AND EXC PTN OF GOVT LOT 2 LYING E OF CO RD AND N OF LINE, AND EXC SHORT PLAT 65-73 (**Parcel 3**),  
more particularly described on pages 3 and 4

**TAX PARCEL NUMBERS:** 360125-0-001-0106/P46509 (**Parcel 1**)  
360125-0-001-0304/P46511 (**Parcel 2**)  
360125-0-001-0007/P46508 (**Parcel 3**)

THE GRANTOR, Todd Y. Reser, as personal representative of the Howard Yancey Reser Estate, who took title as Yancey Reser, and the LaVonne L. Reser Estate, deceased, with nonintervention powers established by order of the court and an order of

solvency on file in the Superior Court of the State of Washington for Walla Walla County Case Nos. 22-4-00025-36 and 21-4-00008-36, respectively, and pursuant to the terms of the decedents' Last Wills & Testaments, and the records and files in the said probate proceedings, does hereby bargain, sell, and convey unto Linda V. Gilvey, a married woman, as her separate property, and Shareen E. Knowles, a married woman, as her separate property, GRANTEES, all of decedents' interest, now owned or hereafter acquired, in the following described real estate situated in Skagit County, Washington: See Exhibit A attached hereto and by this reference incorporated herein.

Subject to (i) taxes not yet due or payable; (ii) visible easements and underground easements of record; (iii) covenants, conditions, and restrictions of record; (iv) monetary liens which are to be assumed by the grantee or which grantee will take title "subject to"; and (v) reservations in federal or state patents.

DATED this 21<sup>st</sup> day of October, 2024.

Todd Y Reser

TODD Y. RESER, as Personal Representative of the Howard Yancey Reser Estate and the LaVonne L. Reser Estate, deceased

STATE OF WASHINGTON )

ss:

County of Walla Walla )

I certify that I know or have satisfactory evidence that Todd Y. Reser 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 the personal representative of the Howard Yancey Reser Estate, who took title as Yancey Reser, and the LaVonne L. Reser Estate, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 21, 2024.

Shellie Hanson  
Notary Public in the State of Washington  
Residing at: College Place, WA  
My commission expires: 2/9/2026

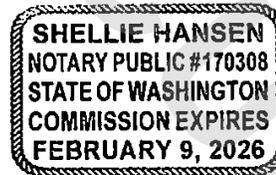


EXHIBIT AParcel 1TRACT "A" – Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the northwest corner of Lot 4 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington (bearings are oriented to said plat); thence North 22°17' West along the easterly line of the county road, a distance of 80.00 feet; thence North 67°55' East, a distance of 170 feet, more or less, to the line of ordinary high tide; thence southeasterly along said high tide line, a distance of 105 feet, more or less, to the northeast corner of said Lot 4 of Florence V. Lewis, North Guemes Tracts; thence South 76°38'10" West along the north line of said Lot 4, a distance of 158.48 feet to the point of beginning.

Parcel 2TRACT "C" – Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the northwest corner of Lot 5 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; thence North 13°21'50" West (bearings of this description are oriented to said plat) a distance of 109.50 feet to the TRUE POINT OF BEGINNING; thence continue North 13°21'50" West a distance of 109.50 feet; thence North 76°38'10" East a distance of 140.63 feet to the West boundary of the county road; thence South 22°17' East along said road boundary a distance of 110.84 feet to a point bearing North 76°38'10" East from the TRUE POINT OF BEGINNING; thence South 76°38'10" West a distance of 157.81 feet to the TRUE POINT OF BEGINNING.

Parcel 3

A twenty percent (20%) ownership interest in:

Government Lot 2, Section 25, Township 36 North, Range 1 E.W.M.,

EXCEPT that portion thereof lying within the plat of Florence V. Lewis North Guemes Tracts, according to plat thereof recorded in Volume 4 of Plats, page 41, records of Skagit County, Washington;

AND EXCEPT that portion conveyed to Skagit County for road purposes by deed dated April 26, 1926, recorded April 15, 1955, under Auditor's File No. 516347, records of Skagit County, Washington;

AND EXCEPT the north 187 feet of the south 207 feet of the west 414 feet thereof;

AND EXCEPT that portion thereof lying easterly of the county road and northerly of the following described line:

Beginning at a point on the easterly line of the county road which is north 22°29' west 206.1 feet from the northwest corner of Tract 4 of Florence B. Lewis North Guemes Tracts, according to the plat thereof recorded in Volume 4 of Plats, page 41, records of Skagit County, Washington; thence north 62°26' east to the meander line of said Government Lot 2, the terminal point of said line;

AND EXCEPT that portion thereof lying within the Short Plat No. 65-73, approved August 27, 1974, recorded September 5, 1974, under Auditor's File No. 806786, records of Skagit County, Washington.