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11/05/2024 03:44 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 2830
NOV 05 2024

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

QUIT CLAIM DEED

THE GRANTOR, JENNIFER REBECCA KORTHUIS, as Personal Representative of the Estate of RICHARD DONALD PHIPPS (Deceased), under Skagit County Cause No. 24-4-00267-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, JENNIFER REBECCA KORTHUIS, a married person as her separate property, as to an undivided one-quarter (1/4) interest, and JASON DONALD PHIPPS, a married person as his separate property, as to an undivided one-quarter (1/4) interest, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P104895 (4616-000-001-0000)

Lot 1, "Plat of Cedardowns," as per plat recorded in Volume 15 of Plats, pages 121 and 122, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, rights of way, reservations, agreements, easements and assessments of record, if any.

NOTE OWNERSHIP AFTER TRANSFER:

One-half (1/2) SUZANNE MARION PHIPPS, a single person as her separate property;
One-quarter (1/4) JENNIFER REBECCA KORTHUIS, a married person as her separate property; and
One-quarter (1/4) JASON DONALD PHIPPS, a married person as his separate property.

Dated this 5th day of November, 2024.


JENNIFER REBECCA KORTHUIS, Personal Representative
of the Estate of RICHARD DONALD PHIPPS

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that JENNIFER REBECCA KORTHUIS is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of RICHARD DONALD PHIPPS to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 5th day of November, 2024.




LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at Mount Vernon
My Commission Expires: 5/7/27

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
05/09/2024

Estate of RICHARD DONALD PHIPPS:

No. 24-4-00267-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of RICHARD DONALD PHIPPS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 09, 2024.
- 1.2 In that will JENNIFER REBECCA KORTHUIS is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 05/09/2024.

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 May 09, 2024.

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

DATED: 05/09/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

