

After recording return to:

North Sound Law Group, PLLC  
300 N Commercial Street  
Bellingham, WA 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20243451  
Date 12/30/2024

DOCUMENT TITLE: **BARGAIN AND SALE DEED**

GRANTORS: **PHILIPPA E. G. WHITE, Personal Representative of the Estate of JOHN GARDENER WHITE, Deceased**

GRANTEE: **BYPASS TRUST fbo ELEANOR VALERIE WHITE uwo JOHN GARDENER WHITE, dated OCTOBER 13, 2021, GUARDIANSHIP SERVICES OF SEATTLE and PHILIPPA E. G. WHITE, Co-Trustees**

ABBREVIATED LEGAL DESCRIPTION: **T 34N; R 1E; S 2: N ½ LOT 19 ALL OF 20, RANCHO SAN JUAN DEL MAR, SUBDIV NO. 2, REC IN VOL 5 OF PLATS, PG 30, SKAGIT CO.**

ADDITIONAL LEGAL DESCRIPTION ON PAGE 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): **P68260; 3973-000-020-0003**

### **BARGAIN AND SALE DEED**

THE GRANTOR, PHILIPPA E. G. WHITE, Personal Representative of the Estate of JOHN GARDENER WHITE, Deceased, in Probate Cause No. 24-4-00372-37, in Whatcom County Superior Court of Washington, and not in her individual capacity, as a non-*pro rata* distribution of the estate pursuant to the Will, for no monetary consideration, bargains, sells and conveys to the BYPASS TRUST fbo ELEANOR VALERIE WHITE uwo JOHN GARDENER WHITE, dated OCTOBER 13, 2021, GUARDIANSHIP SERVICES OF SEATTLE and PHILIPPA E. G. WHITE, Co-Trustees, effective as of the date hereof, all of the Estate's interest in the real property in Skagit County, Washington, described as follows:

LOT 20 AND THE NORTH 1/2 OF LOT 19, RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGE 30, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: Easements, dedications, restrictions and reservations of record.

The Grantor, for herself 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 30 day of December, 2024.

GRANTOR:



PHILIPPA E. G. WHITE

Personal Representative of the Estate of  
JOHN GARDENER WHITE, Deceased

STATE OF WASHINGTON )

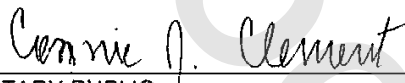
) ss.

COUNTY OF SKAGIT )

I hereby certify that I know or have satisfactory evidence that PHILIPPA E. G. WHITE is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as Personal Representative of the Estate of JOHN GARDENER WHITE, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(SEAL/STAMP)

Dated: December 30, 2024.



NOTARY PUBLIC

Residing in: Bellingham

My commission expires: 8/29/27

