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02/05/2025 11:59 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF;
AND AFTER RECORDING RETURN TO:

JACOB COHEN
Post Office Box 889
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 0304
FEB 05 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

Grantor(s): Joni Marie Anderson, in her capacity as the Personal Representative of the Estate of Philip E. Holmgren, deceased, under Island County Superior Court Probate Cause No. 24-4-00097-15

Grantee(s): Joni Marie Anderson, a married woman, as her separate property and estate
Legal Description (abbreviated): (0.5800 ac)(DK 12) TRACT 4; TOGETHER WITH WEST 60 FEET MEASURED ALONG NORTH LINE OF TRACT 3; SHORT PLAT 36-86 RECORDED AF#8611260033; BEING A PORTION OF E1/2 E1/2 N1/2 TRACT 6 OF BURLINGTON ACREAGE

Assessor's Tax Parcel ID#: P62295

PERSONAL REPRESENTATIVE'S DEED

1. **Grantor:** The undersigned Grantor, Joni Marie Anderson, is the duly appointed, qualified and acting personal representative of the estate of Philip E. Holmgren, deceased.

2. **Estate:** Philip E. Holmgren died on February 15, 2024, and Joni Marie Anderson was appointed personal representative on April 1, 2024 in the Superior Court of the State of Washington for the County of Island, Cause No. 24-4-00097-15, (the "probate proceedings").

3. **Nonintervention Powers:** By Order of Solvency entered on April 1, 2025 in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.

4. **Conveyance:** Grantor, for and in consideration of inheritance and no monetary consideration, grants, bargains, sells, conveys and confirms, to Joni Marie Anderson, a married woman, as her separate property and estate, the following-described property located in Skagit County, Washington:

Tract 4, Short Plat No. 36-86, approved November 20, 1986, recorded November 26, 1986 in Book 7 of Plats, page 138, under Auditor's file No. 8611260033 and being a portion of Tract 6, "Plat of the Burlington Acreage Property", as per plat recorded in Volume 1 of plats, page 49, records of Skagit County, Washington.

Subject to all easements, encumbrances, restrictions and reservations of record.

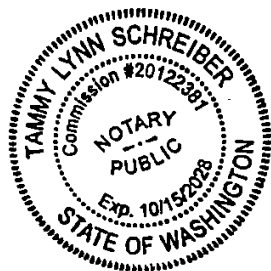
Assessor's Property Tax Parcel/Account Number(s): P62295

DATED: 2-5-25

STATE OF WASHINGTON)
) ss
COUNTY OF ISLAND)

On this day personally appeared before me **Joni Marie Anderson**, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, as personal representative of the estate of Philip E. Holmgren, deceased, for the uses and purposes therein mentioned, being thereunto duly authorized.

GIVEN under my hand and official seal this 5th day of February, 2025.



Amnys Schreiber
NOTARY PUBLIC in and for the state of
 Washington, residing at *Coupeville*
 My commission expires: *10-15-2028*