



202502060024

02/06/2025 10:48 AM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor

When Recorded Return to:

Jennifer Gogert  
Deno Millikan Law Firm, PLLC  
3411 Colby Avenue  
Everett WA 98201

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0318

FEB 06 2025

Amount Paid \$ 0  
Skagit Co. Treasurer

By  Deputy

Reference #: 200110120109

Grantor: Angela Terek, Personal Representative of the Estate of Margarita D. Rodionova- Terek

Grantee: The Estate of George Terek

Legal Description (abbreviated): PORTION BLOCKS 182 and 221, "FIDALGO CITY"

Assessor's Tax Parcel Account Number(s): P73266 / 4101-182-099-0008

### PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. Angela Terek, Personal Representative of the Estate of Margarita D. Rodionova-Terek Grantor, is the duly appointed, qualified and acting personal representative of the Estate of Margarita Terek, Deceased.

2. ESTATE. Margarita D. Rodionova-Terek died on May 17, 2015 and Angela Terek was appointed the personal representative of the estate on February 25, 2020 in the State of Washington Superior Court for Skagit County in Cause No. 18-4-00293-29.

3. NON-INTERVENTION POWER. By Order of Solvency entered August 28, 2018 and subsequent order entered February 25, 2020 in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.

4. CONVEYANCE. Grantor hereby conveys to The Estate of George Terek, as their separate estate, subject to encroachments, easements, restrictions which are or are not of record, which are not warranted by Grantor, all of Grantor's right, title and interest in the following described property located in Skagit County, Washington, together with all after acquired title of the Grantor:

That portion of Block 221, "Map of Fidalgo City, Skagit Co., Wash.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, and of the vacated alley within said Block, lying Northerly of the following described line:

Beginning at a point on the East line of said Block 187.03 feet North of the Southeast corner thereof; thence South 68 degrees 19' West a distance of 74.95 feet; thence South 80 degrees 55' West a distance of 91.14 feet; thence West a distance of 70 feet to a point on the West line of said Block 221 which is 144.81 feet North of the Southwest corner thereof, being the terminal point of said line.

Also, that portion of Block 182, "Map of Fidalgo City, Skagit Co., Wash.", as per recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 2 of Plats, pages 113 and 114, lying South of the Conty Road conveyed to Skagit County by Deed recorded under Auditor's File Nos. 432111 and 437005, records of said County;

TOGETHER WITH the East  $\frac{1}{2}$  of Howard Avenue abutting the above described portions of said Blocks 221 and 182, said portion of Howard Avenue being vacated by Skagit County Superior Court Cause No. 90-2-00559-6;

ALSO TOGETHER WITH that portion of vacated Highland Avenue in the "Map of Fidalgo City, Skagit Co., Wash.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, which is South of the South boundary of the County Road and North of a line described as follows:

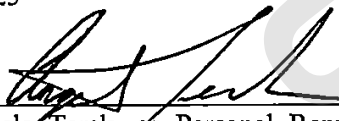
Beginning at a point on the East line of Block 221 of said Plat, South 1 degree 4' East, a distance of 152.97 feet from the Northeast corner of said Block 221; thence North 49 degrees 43' East a distance of 47.77 feet to the East line of said Highland Avenue, and the terminus of said line;

AND ALSO TOGETHER WITH that portion of vacated First Street in the Plat of "Map of Fidalgo City, Skagit Co., Wash.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Wash.", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, which lies East of the East line of Howard Avenue in said Plat and West of the West line of Highland Avenue.

Subject to reservations, easements and restrictions of record.

5. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 4<sup>th</sup> day of February, 2025

  
Angela Terek, as Personal Representative of the  
Estate of Margarita D. Rodionova Terek, Deceased,  
and not in her individual capacity

STATE OF OREGON                    )  
  ) ss  
COUNTY OF Multnomah)

On this day personally appeared before me Angela Terek, known to be the Personal Representative of the Estate of George Terek, serving with nonintervention powers, and who executed the within and foregoing instrument to be the free and voluntary act and deed of said Personal Representative, and on oath stated that she is authorized as Personal Representative to execute the said instrument.

GIVEN under my hand and official seal this 4<sup>th</sup> day of February, 2025



  
\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: Sonia Christina Hernandez

In and For the State of Oregon

Residing at: 1814 SW 5<sup>th</sup> Ave Portland OR 97201

My Commission Expires: July 26<sup>th</sup> 2027