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
02/06/2025 10:54 AM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

When Recorded Return to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0320  
FEB 06 2025

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

Reference #:

Grantors: ANGELA TEREK, Personal Representative of the Estate of GEORGE TEREK  
Grantees: ANGELA TEREK, a single woman as her separate estate  
Legal Description (abbreviated): (0.5500 ac) LOT A, RENSINK WHIPPLE SALMON BEACH TRACTS, AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 55, RECORDS OF SKAGIT COUNTY, WASHINGTON. TGW DORIS ST ADJACENT  
Assessor's Tax Parcel Account Number(s): P68465/3983-001-050-0002, P73350/4101-221-026-0002, P20527/340219-0-042-0007

**PERSONAL REPRESENTATIVE'S DEED**

1. GRANTOR. ANGELA TEREK, Personal Representative of the Estate of GEORGE TEREK, Grantor, is the duly appointed, qualified and acting personal representative of the Estate of GEORGE TEREK, Deceased.
2. ESTATE. GEORGE TEREK died on February 6, 2020, 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. 20-4-00076-29.
3. NON-INTERVENTION POWER. By Order of Solvency entered on February 25, 2020 in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.
4. PRIOR CONVEYANCE TO GRANTEE (50%): The Grantee, Angela Terek, currently has a 50% ownership interest in the herein described property by way of Quit Claim Deed (Statutory Form) from Margarita Rodionova-Terek to Angela Terek dated June 28, 2010, recorded under Skagit County Auditor's File No. 201006280152.
5. CONVEYANCE. Grantor hereby conveys to ANGELA TEREK, a single or woman as her separate estate, subject to encroachments, easements, restrictions which are or are

not of record, which are not warranted by Grantor, an undivided one hundred percent (100%) interest in the following described property located in Skagit County, Washington:

**PARCEL "A"**

A portion of Block 221, and that portion of vacated Highland Avenue lying Easterly of Block 221, "Plat of Fidalgo City", according to the plan thereof recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Block 221 of said Plat of Fidalgo City; thence South 1 degree 04" East along the East line of said Block 221, a distance of 152.97 feet to the true point of beginning; thence South 26 degrees 25' East, a distance of 78.66 feet to the East line of vacated Highland Avenue (being the West line of vacated Doris Street in the Plat of Salmon Beach Tracts according to the plat thereof recorded in Volume 5 of Plats, Page 55, records of Skagit County, Washington; thence South 0 degrees 49' West along the East line of vacated Highland Street, a distance of 82.03 feet thence North 17 degrees 20' 28" West, a distance of 154.38 feet; thence North 67 degrees 15' 00" East, a distance of 13.22 feet to the true point of beginning.

**PARCEL "B"**

That portion of vacated Highland Avenue, in the plat of "City of Fidalgo Skagit County & Territory of Washington", according to the plat thereof recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington, described as follows:

Beginning at a point on the East line of Block 221 of said plat of Fidalgo City, said point South 1 degree 04" 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 a point on the Westerly line of Doris Street as shown on the plat of Rensink-Whipple Salmon Beach Tracts, according to the plat thereof recorded in Volume 5 of Plats, page 55, records of Skagit County, Washington; thence South 0 degrees 49' West along the West line of said Doris Street, a distance of 101.35 feet; thence North 26 degrees 25' West, a distance of 78.66 feet to the point of beginning.

**PARCEL "C"**

All that portion of vacated Doris Street as shown on the plat of "RENSINK-WHIPPLE SALMON BEACH TRACTS", according to the plat thereof recorded in Volume 5 of Plats, Page 55, records of Skagit County, Washington, and as vacated November 20, 1961, under Skagit County Commissioners Resolution No. 3118.

**PARCEL "D"**

An easement for the purpose of ingress and egress over a certain roadway within the following described tract:

Beginning at the Northwest corner of Tract A of "RENSINK-WHIPPLE SALMON BEACH TRACTS", according to the plat thereof recorded in Volume 5 of Plats, Page 55, records of Skagit

County, Washington; thence West across vacated Doris Street, vacated Highland Street, and Block 221 all in the plat of Fidalgo City, to the West line of said Block 221; thence South a distance of 16 feet; thence East across said Block 221, vacated Highland Street and vacated Doris Street to the West line of said Tract A; thence North 16 feet to the point of beginning.

EXCEPT that portion thereof lying with the boundaries of Parcel "C", described above;

ALSO EXCEPT that portion thereof lying West of the West line of Doris Street, as shown on said plat of "RENSINK-WHIPPLE SALMON BEACH TRACTS."

PARCEL "E"

Tract A, "RENSINK-WHIPPLE SALMON BEACH TRACTS", according to the plat thereof recorded in Volume 5 of Plats, Page 55, records of Skagit County, Washington;

TOGETHER WITH tidelands of the second class situate in front of, adjacent to and abutting upon said premises.

PARCEL "F"

A non-exclusive easement right over, across and upon the following described property:

That portion of Block 221, and vacated alley and Highland Avenue, Plat of CITY OF FIDALGO SKAGIT COUNTY AND TERRITORY OF WASHINGTON, according to the plat thereof recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Block 221; thence South along the West line of said Block 221, a distance of 195.19 feet to the true point of beginning for this description; thence East, 70.00 feet; thence North 80 degrees 55' East, 91.14 feet; thence North 68 degree 19' East, 75.35 feet to the East line of said Block 221; thence North 48 degrees 39' East, 47.77 feet to the West line of Doris Street as shown on plat of "RENSINK-WHIPPLE SALMON BEACH TRACTS", according to the plat thereof recorded in Volume 5 of Plats, Page 55, records of Skagit County, Washington; thence North 1 degree 53' East along the West line of Doris Street extended (plat course in North 0 degrees 49' East), a distance of 27.47 feet; thence South 48 degrees 39' West, 63.16 feet; thence South 68 degrees 19' West, 69.63 feet; thence South 68 degrees 19' West, 69.63 feet; thence South 80 degrees 55' West, 87.344 feet; thence West, 68.411 feet to the West line of Block 221; thence South, 20.00 feet to the true point of beginning, being a strip of land 20 feet in width.

PARCEL "G"

That portion of Block 221 and of the vacated alley in said Block 221 and of vacated Front Street lying South of said Block 221 and of vacated Highland Street lying East of said Block 221 in "CITY OF FIDALGO SKAGIT COUNTY & TERRITORY OF WASHINGTON" according to

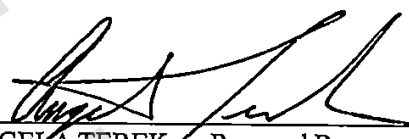
the plat thereof recorded in Volume 2 of Plats, Page 113, records of Skagit County, Washington, described as follows:

Beginning at a point on the West line of said Block 221, a distance of 144.81 feet North of the Southwest corner thereof; thence East, 70.0 feet; thence North 80 degrees 55' East, 45.57 feet to the centerline of the vacated alley in said Block 221 and the true point of beginning of this description; thence North 80 degrees 55' East, 45.57 feet; thence North 68 degrees 19' East, 62.13 feet, more or less, to the Westerly line of that certain tract conveyed to L. Allen Perkins and Norma Perkins, husband and wife, by Deed dated June 27, 1966, and recorded under Auditor's File No. 684709, records of Skagit County, Washington; thence South 16 degrees 16' 28" East along the Westerly line of said Perkins Tract to the meander line or the line of extreme high tide (whichever is furthest out); thence Westerly along said meander line or line of extreme high tide to a point that bears South 9 degrees 05' East from the true point of beginning; thence North 9 degrees 05' West to the true point of beginning.

Subject to reservations, easements and restrictions of record.

6. 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

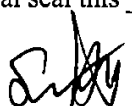
  
ANGELA TEREK, as Personal Representative of the  
Estate of GEORGE TEREK, Deceased, and not in  
her individual capacity

STATE OF Oregon )  
COUNTY OF Multnomah ) ss

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 &&grantor is he or 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: 1819 SW 5<sup>th</sup> Ave Portland OR 97201

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