

**WHEN RECORDED RETURN TO:**

CARSON LAW GROUP, PLLC  
PO BOX 5292  
EVERETT, WA 98206

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20250514  
Date 02/26/2025

DOCUMENT TITLE:	DEED OF PERSONAL REPRESENTATIVE
REFERENCE NUMBER:	None
GRANTOR(S):	Melody Waring, Personal Representative
GRANTEE(S):	Melody Waring, Trustee
LEGAL DESCRIPTION:	Ptn Sec 12, Twp 35 N, R 10 E, W.M.
ASSESSOR'S PROPERTY TAX PARCEL NO.	P45106 / 351012-0-007-0006, P45140 / 351012-0- 038-0009

GRANTOR, Melody Waring, as Personal Representative of the Estate of Joyce O. Bell, Deceased ("Decedent"), Snohomish County, Washington Superior Court Cause No. 25-4-00283-31, as authorized by Order of Solvency entered in the probate cause on the 11<sup>th</sup> day of February 2025, to settle the Estate of Joyce O. Bell without the intervention of any court, does convey to Melody Waring, as Trustee of the Joyce O. Bell Living Trust, dated August 24, 2016, and as amended, all of the Decedent's undivided interest in and to the following-described real property situated in Skagit County, Washington, together with all after-acquired title of Grantor therein:

**Parcel A:**

The West 1/2 of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., EXCEPT roads, AND EXCEPT the following described tract:

Beginning at the Southeast corner of said described tract at its intersection with the North line of the State Highway; thence North along the East line of

said tract, a distance of 400 feet; thence West at right angles to said East line, a distance of 50 feet; thence South at right angles and parallel to said East line, a distance of 400 feet, more or less, to the North line of the State Highway; thence East along the North line of said highway to the point of beginning.

AND ALSO EXCEPT from the above described, all that portion thereof lying South of a line 300 feet North of the State Highway and parallel thereto.

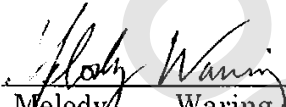
Parcel B:

The West 1/2 of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., EXCEPT that portion of the East 296.62 feet of said. West 1/2 of Government Lot 1, lying South of the State Highway, EXCEPT State Highway, AND EXCEPT the following described tract:

Beginning at the Southeast corner of said described tract at its intersection with the North line of the State Highway; thence North along the East line of said tract, a distance of 400 feet; thence West at right angles to said East line, a distance of 50 feet; thence South at right angles and parallel to said East line, a distance of 400 feet, more or less, to the North line of the State Highway; thence East along the North line of said highway to the point of beginning.

AND ALSO EXCEPT from the main tract above described, all that portion thereof lying North of a line 300 feet North of the State Highway and parallel thereto.

DATED 2/21/2025.

  
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Melody Waring as Personal  
Representative of the Estate of Joyce O.  
Bell, Deceased

STATE OF WASHINGTON )  
 )  
COUNTY OF SNOHOMISH )

On 2/21/25 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Melody Waring, to me known to be the person who signed as Personal Representative of the Estate of Joyce O. Bell, Deceased ("Estate"), and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



A handwritten signature in black ink, appearing to read "Holly Shannon".

Notary Public in and for the state of Washington

Residing at:

Burlington WA

My Commission expires

2/19/27