



202503050016

03/05/2025 10:31 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 03/04
MAR 05 2025

Amount Paid \$ 6
Skagit Co. Treasurer
By *UT* Deputy

QUIT CLAIM DEED

THE GRANTOR, LARRY L. JOHNSON, individually, and LARRY L. JOHNSON, as Personal Representative of the Estate of SHARON ANN JOHNSON (Deceased), under Skagit County Cause No. 21-4-00276-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, LARRY L. JOHNSON, as Trustee of the SHARON ANN JOHNSON DISCLAIMER TRUST UWD 4-13-2021, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P25587 (340417-0-050-0006)

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision, 1,204.84 feet South of the Northeast corner thereof;
thence West parallel to the South line of said subdivision to the East line of a strip of land conveyed to Skagit County for the extension of 8th Street, as established in the City of Mount Vernon;
thence South on said East line to the North line of Fir Street;
thence East along the North line of Fir Street to the East line of the Southwest 1/4 of the Southwest 1/4;
thence North to the point of beginning,

EXCEPT those portions conveyed to the City of Mount Vernon by Deeds recorded under Auditor's File Nos. 572345 and 9412060025, records of Skagit County, Washington.

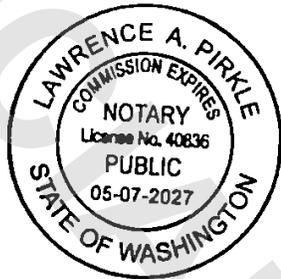
Situate in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

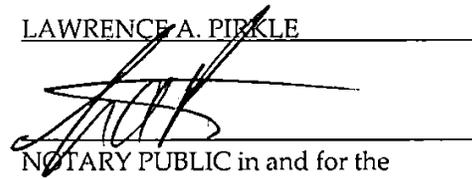
STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that LARRY L. JOHNSON is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of SHARON ANN JOHNSON to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 24th day of February, 2025.



LAWRENCE A. PIRKLE



NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

21-4-00276-29
LTRTS 5
Letters Testamentary
10498601



FILED
Skagit County Clerk
Skagit County, WA
06/16/2021

**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

Estate of SHARON ANN JOHNSON:	No. 21-4-00276-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of SHARON ANN JOHNSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 16, 2021.
- 1.2 In that will LARRY L JOHNSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LARRY L JOHNSON is authorized by this court to execute the will of the above decedent according to law.

DATED 06/16/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on June 16, 2021.

I further certify that these letters are now in full force and effect.

DATED: 11/27/25

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Kristen Denton*
Deputy Clerk

