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03/05/2025 10:48 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 0620
MAR 05 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By  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: P54370 (3758-024-010-0006)

The South 5 feet of Lot 5, and all of Lots 6, 7 and 8, Block 24, PLAT OF THE SOUTHERN ADDITION TO MOUNT VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

EXCEPT the East 79 feet of said South 5 feet of Lot 5; and of Lot 6, 7, and 8, as measured along the South line thereof;

AND EXCEPT from said Lot 8, that portion lying within the South 75 feet thereof, as measured along the East line of said tract.

Situated in Skagit County, Washington.

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

Dated this 24th day of February, 2025.

Larry L. Johnson
LARRY L. JOHNSON, individually

Larry L. Johnson
LARRY L. JOHNSON, as Personal Representative
of the Estate of SHARON ANN JOHNSON

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 and acknowledged 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

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

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

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



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

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

Estate of SHARON ANN JOHNSON:

No. 21-4-00276-29

LETTERS TESTAMENTARY

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 |
COUNTY OF SKAGIT | ss

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


Deputy Clerk

