



202503110023

03/11/2025 10:01 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

**PREPARED BY:**  
NORTH CITY LAW, PC

**WHEN RECORDED RETURN TO:**  
Christine Davis  
c/o North City Law, PC  
317 Commercial Ave, Suite 203  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 0678  
MAR 11 2025

Amount Paid \$ 0  
Skagit Co. Treasurer  
By LT Deputy

<b>DOCUMENT TITLE</b>	Personal Representative's Deed
<b>REFERENCE NUMBER OF RELATED DOCUMENTS</b>	N/A
<b>GRANTOR</b>	Christine Michele Davis, as Personal Representative of the Estate of Eric Scott Davis, Deceased
<b>GRANTEE</b>	Christine Michele Davis, as her separate property
<b>ABBREVIATED LEGAL</b>	LOT 10, PLAT OF PLEASANT VIEW, ACCORDING TO THE PLAT THEREOF, SW QUARTER OF SECTION 24, TOWNSHIP 35, RANGE 01.
<b>ASSESSOR'S PARCEL NUMBER / XREFID</b>	P122592 / 4853-000-010-0000

**PERSONAL REPRESENTATIVE'S DEED**

(Upon Distribution of Separate Real Property from Testate Estate)

1. Grantor. Christine Michele Davis, as Personal Representative of the Estate of Eric Scott Davis, Deceased ("Grantor"). Christine has been duly appointed, is qualified, and is acting as the Personal Representative for the above-referenced estate within Skagit County, Washington, Superior Court Case No. 23-4-00090-29.

2. Grantee. The Grantee is Christine Michele Davis, as her separate property ("Grantee").

3. Decedent's Estate. Decedent, Eric Scott Davis ("Decedent"), died testate on January 25, 2023. On February 14, 2023, Decedent's *Last Will and Testament* was admitted to probate and Grantor was appointed as Personal Representative of Decedent's estate and was granted non-intervention powers for the administration of Decedent's estate.

4. Will Provision. Article III of Decedent's *Last Will and Testament* provides that the residue of Decedent's estate shall pass to the Decedent's spouse, Christine Michele Davis.

5. Real Property. Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington:

LOT 10, PLAT OF PLEASANT VIEW, ACCORDING TO THE PLAT THEREOF, RECORDED MARCH 23, 2005, UNDER AUDITOR'S FILE NO. 200503230134, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: Exceptions listed in Exhibit A, attached hereto.

More commonly known as: 1913 27<sup>th</sup> Place, Anacortes, WA 98221.

Assessor's Property Tax Parcel Number / XrefID: P122592 / 4853-000-010-0000

6. Consideration. This conveyance is made in consideration of Decedent's gift in his *Last Will and Testament*.

7. Conveyance. Grantor conveys, grants, and quitclaims to Christine Michele Davis, a single/widowed person as her separate estate, all of the interest of Decedent's estate in the real property described in this *Deed* (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at his death.

DATED: 11-20-2024.

By: Christine Michele Davis  
Christine Michele Davis  
Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me Christine Michele Davis, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on November 20, 2024



Alexis C. Oles  
ALEXIS C. OLES  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington.  
My Commission Expires: June 19, 2027

**EXHIBIT A**

**EXCEPTIONS**

Skagit County Recording No. 202002260088

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: July 26, 2004  
Recording No.: 200407260155  
Affects: Said premises and other property

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat of Pleasant View:

Recording No: 200503230134

3. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: July 22, 2005  
Recording No.: 200507220109

4. Ordinance No. 2883

Recording Date: October 25, 2012  
Recording No.: 201210250009

5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.

23-4-00090-29  
LRTS 6  
Letters Testamentary  
13964779



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**

Skagit County Clerk  
Skagit County, WA  
02/15/2023

Estate of ERIC SCOTT DAVIS:	No. 23-4-00090-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of ERIC SCOTT DAVIS late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on February 15, 2023.
- 1.2 In that will CHRISTINE MICHELE DAVIS is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT CHRISTINE MICHELE DAVIS is authorized by this court to execute the will of the above decedent according to law.

DATED 02/15/2023.

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 February 15, 2023.

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

DATED: 2-16-2025

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk

