

PREPARED BY:
NORTH CITY LAW, PC

WHEN RECORDED RETURN TO:
Sandra Sue Evans & Michael John Evans
2317 17th St.
Anacortes, WA 98221.

202503200014
03/20/2025 11:16 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 - 0786
MAR 20 2025

Amount Paid \$
Skagit Co. Treasurer
By CC Deputy

DOCUMENT TITLE	Personal Representative's Deed
REFERENCE NUMBER OF RELATED DOCUMENTS	201703080047
GRANTOR	Sandra Sue Evans, as Personal Representative of the Estate of Lyndsay Payge Evans.
GRANTEES	Sandra Sue Evans and Michael John Evans, a married couple.
ASSESSOR'S PARCEL NUMBER	P100028 / 3772-232-008-0000

Personal Representative's Deed

(Upon Distribution of Separate Real Property from Intestate Estate)

1. Grantor. I, SANDRA SUE EVANS, am the duly appointed, qualified, and acting Personal Representative of the Estate of LYNDSAY PAYGE EVANS, Deceased, Skagit County, Washington, Superior Court Case No. 25-4-00088-29.

2. Grantees. The Grantees are SANDRA SUE EVANS and MICHAEL JOHN EVANS, a married couple.

3. Decedent's Estate. Decedent Lyndsay Payge Evans died intestate on October 15, 2024. On February 19, 2025, Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Heirs. Sandra Sue Evans and Michael John Evans are Decedent's sole heirs.

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

Lots 6 and 7, and the East Half of Lot 8, Block 232, MAP OF THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington;

(Also known as Lot B of Survey recorded May 15, 1991, in Volume 11 of Surveys, page 55, under Auditor's File No. 9105150017, records of Skagit County, Washington).

Assessor's Property Tax Parcel/Account Number: P100028 / 3772-232-008-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

More commonly known as: 2317 17th St. Anacortes, WA 98221.

6. Consideration. This conveyance is made in consideration of Sandra Sue Evans and Michael John Evans being Decedent's sole heirs.

7. Conveyance. Grantor conveys, grants, and quitclaims to Sandra Sue Evans and Michael John Evans, a married couple, 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 her death.

DATED: 03/17/2025 2.

Estate of LYNDSEY PAYGE EVANS, Deceased.

By: Sandra S. Evans
SANDRA SUE EVANS,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me SANDRA SUE EVANS, 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 this 17th day of March, 2025.



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

EXHIBIT "A"

Exceptions

1. Notes delineated on the face of that certain Survey recorded in Volume 11 of Surveys, page 55, under Auditor's File No. 9105150017, records of Skagit County, Washington, as follows:
 - A. Construction of dwellings, driveways, fences, etc., are subject to the approvals of the appropriate city officials.
 - B. According to the City Planning Director - The revision of platted lots into buildable parcels are not subject to the approvals of the Anacortes City Officials.
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: July 23, 1991
Auditor's No.: 9107230075, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: The North 7 feet of said premises
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by City of Anacortes.

25-4-00088-29
LTRAD 7
Letters of Administration
18337340

**FILED**

Skagit County Clerk
Skagit County, WA
02/20/2025

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

ESTATE OF LYND SAY PAYGE EVANS:	No. 25-4-00088-29 LETTERS ADMINISTRATION
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I. BASIS

- 1.1 LYND SAY PAYGE EVANS late of SKAGIT County died intestate on or about October 15, 2024 leaving property in this state subject to administration.
- 1.2 On February 19, 2025 the court appointed SANDRA SUE EVANS administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SANDRA SUE EVANS is authorized by this court to administer the estate of the above decedent according to law.

DATED 02/20/2025.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By 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 of Administration in the above-named case, which was entered of record on February 19, 2025.

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

DATED: 2/24/2025

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY Maria Rose Bello
Deputy Clerk
MARIA ROSE BELLO

