

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250862

Mar 27 2025

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 Northwest Avenue
Bellingham, WA 98225

CHICAGO TITLE
U20058439

WHEN RECORDED RETURN TO:

MARIO LOPEZ
13251 McLean Road
Mount Vernon, WA 98273

PERSONAL REPRESENTATIVE'S DEED
(Sale of Real Property from Testate Estate)

GRANTOR: DAVID P. McCORMICK, as Personal Representative
of the Estate of BRUCE A. McCORMICK,
also known as BRUCE McCORMICK

GRANTEE: MARIO LOPEZ, a single person

ABBR LEGAL DESCRIPTION: PTN OF SW QTR OF NW QTR, SEC 20, T34N, R3E WM
(Full Legal Page 2)

PARCEL NO.: P22180 / 340320-0-003-0000

REFERENCE NO.: 201905280065 (Prior Vesting Deed – Rerecord)
9503240105 (Prior Vesting Deed)

1. **GRANTOR.** I, DAVID P. McCORMICK, am the duly appointed, qualified, and acting Personal Representative of the Estate of BRUCE A. McCORMICK (“Decedent”) under Skagit County Superior Court Cause No. 23-4-00550-29. The Decedent obtained title as BRUCE McCORMICK. The Grantor is identified as follows:

DAVID P. McCORMICK, as Personal Representative of the Estate of BRUCE A. McCORMICK, also known as BRUCE McCORMICK.

2. **GRANTEE.** The Grantee is MARIO LOPEZ, a single person, buyer of the above-described real property in Decedent’s Estate. MARIO LOPEZ is the Purchaser herein.

3. **DECEDENT'S ESTATE.** Decedent, BRUCE A. McCORMICK, died testate on September 22, 2023. On August 30, 2024, DAVID P. McCORMICK was court appointed as the Personal Representative of Decedent's Estate and granted nonintervention powers. A certified copy of the Letters Testamentary attached hereto as **Exhibit A**.
4. **REAL PROPERTY (FULL LEGAL DESCRIPTION).** Among the assets of Decedent's estate is the below described real property, commonly known as 13251 McLean Road, Mount Vernon, WA 98273, and all improvements thereon, located in Skagit County, Washington:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SUBDIVISION WITH THE NORTH LINE OF THE MCLEAN ROAD AS NOW ESTABLISHED; THENCE NORTH ALONG THE EAST LINE OF SAID SUBDIVISION 335.75 FEET; THENCE WEST 150 FEET; THENCE SOUTH 335.75 FEET; THENCE EAST 150 FEET TO THE POINT OF BEGINNING.


SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

Tax ID: 340320-0-003-0000

5. **CONSIDERATION.** This conveyance is made in consideration of Grantee purchasing the real property from the Decedent's Estate pursuant to a **revised real estate purchase and sale agreement dated on or before April 1, 2025**.
6. **CONVEYANCE.** Grantor conveys, grants, and quitclaims to MARIO LOPEZ, a single person, all of the interest of Decedent's estate in the real property, and all improvements thereon, 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, and all improvements thereon at their death.

Dated this 26th day of March, 2025.

Estate of BRUCE A. McCORMICK, Deceased

 Personal Representative
By: DAVID P. McCORMICK, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DAVID P. McCORMICK is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 26th day of March, 2025.

Lorrie J. Thompson
(Signature)

Lorrie J. Thompson
(Printed Name)

Notary Public in and for the
State of Washington
Residing in STANWOOD, WA.
My commission expires: 6-1-2028

