

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20251370  
Date 05/06/2025

After Recording Mail To:  
Andrew C. Schuh  
Skagit Law Group, PLLC  
PO Box 336  
Mount Vernon, WA 98273

**BARGAIN AND SALE DEED**

THE GRANTOR, JEFF K. LOVERN, Personal Representative of the ESTATE OF MICHAEL W. LOVERN, deceased, per Skagit County Superior Court Cause No. 24-4-00491-29 for and in consideration of inheritance, bargains, sells, and conveys to CHRISTIE SMITH, a single woman, the following described estate, situated in the County of Skagit, State of Washington.

PTN LOT 11, BLK 124, FIRST ADDITION TO BURLINGTON

PTN SW1/4 NE1/4 SEC. 26, TWP 36 N, R 4 E. W.M.

More fully described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

Tax Parcel Number(s): 4077-124-011-0203; P72091  
360426-1-006-0500; P50002

The Grantor for himself and for his successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, though, or under said Grantor and not otherwise, he will forever warrant and defend the said described real estate.

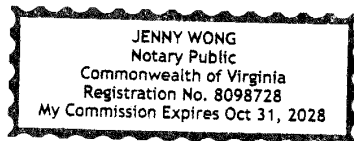
Dated: 4/14/2025

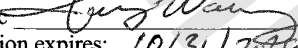
  
JEFF K. LOVERN, Personal Representative

State of Virginia )  
Fairfax )ss  
County of Arlington )

I certify that I know or have satisfactory evidence that JEFF K. LOVERN, Personal Representative, is the person who appeared before me, acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

Dated: 14 April 2025



Notary Public   
My commission expires: 10/31/2028

**EXHIBIT "A"**  
**BARGAIN AND SALE DEED**

4077-124-011-0203; P72091:

THE NORTH 60 FEET OF THE WEST 75 FEET LOT 11, BLOCK 124, "FIRST ADDITION TO BURLINGTON, SKAGIT CO., WASHINGTON", AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY, WASHINGTON.

360426-1-006-0500; P50002:

PARCEL A:

Lot 1, Short Plat No. 4-75, approved March 14, 1975, in Book 1 of Short Plats, page 24, under Auditor's File No. 814766 and being a portion of the Southwest Quarter of the Northeast Quarter of Section 26, Township 36 North, Range 4 East of the Willamette Meridian.

PARCEL B:

A non-exclusive easements for ingress, egress and utilities as described in instrument recorded July 7, 1977 under Auditor's File No. 860039.

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk  
Skagit County, WA  
09/10/2024

ESTATE OF MICHAEL W LOVERN:

No. 24-4-00491-29

LETTERS ADMINISTRATION

**I. BASIS**

- 1.1 MICHAEL W LOVERN late of SKAGIT County died intestate on or about July 02, 2024 leaving property in this state subject to administration.
- 1.2 On September 10, 2024 the court appointed JEFF K LOVERN administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JEFF K LOVERN is authorized by this court to administer the estate of the above decedent according to law.

DATED 09/10/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
By Deanna Mallchok, 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 September 10, 2024.

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

DATED: 09/10/2024

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk  
DEANNA MALLCHOK

