

WHEN RECORDED RETURN TO:

CARSON LAW GROUP, PLLC
PO BOX 5292
EVERETT, WA 98206

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251411
Date 05/08/2025

DEED OF PERSONAL REPRESENTATIVE

GRANTOR, *Larry Pettis, as Personal Representative of the Estates of Rex A. Pettis and Connie A. Pettis, Deceased ("Decedents")*, Snohomish County, Washington Superior Court Cause No. 25-4-00809-31, as authorized by Order of Solvency entered in the probate cause on the 8th day of May 2025, to settle the Estates of Rex A. Pettis and Connie A. Pettis without the intervention of any court, does convey to *Larry Pettis all of the Decedents' undivided interest in and to the following-described* real property situated in Skagit County, Washington, together with all after-acquired title of Grantor therein:

Abbreviated Legal Description: PTN Sec 23, Twp 36 N, R 4 E, W.M.
Full Legal Description: See Exhibit A.

Tax Parcel No. P49794 / 360423-3-004-0502

DATED this 8th day of May 2025.



Larry Pettis, as Personal Representative
of the Estates of Rex A. Pettis and Connie
A. Pettis, Deceased

STATE OF WASHINGTON)
)
COUNTY OF SKAGIT)

On this 8th day of May 2025 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Larry Pettis, to me known to be the person who signed as Personal Representative of the Estates of Rex A. Pettis and Connie A. Pettis, Deceased ("Estates"), and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Handwritten signature of Holly Shannon in black ink.

Notary Public in and for the state of Washington
Residing at: Burlington, WA
My Commission expires: 2/19/2027

EXHIBIT "A"

Legal Description

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, said point also being South 89°43'54" East 1,320.87 feet from the Southwest corner of said Section 23;
thence North 1°21'51" West, along the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, 390.27 feet to the true point of beginning;
thence continue North 1°21'51" West, along said West line, 398.35 feet;
thence South 79°42'34" East 686.05 feet;
thence South 10°17'26" West 254.00 feet, to a point of curvature;
thence along the arc of said curve to the left having a radius of 270.00 feet, through a central angle of 5°31'03", an arc distance of 26.00 feet to a point that is due East from the true point of beginning;
thence due West 616.75 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress, roadway and public and private utilities, in the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 36 North, Range 4 East, W.M., and also in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and in the Southeast $\frac{1}{4}$ of said Northwest $\frac{1}{4}$ of Section 26 of said Township and Range, said easement being 60 feet in width (except for a 50 foot radius cul-de-sac at the Northerly end of said 60 foot wide easement). The centerline of said 60 foot wide easement being more particularly described as follows:

Beginning at the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26, said point also being South 89°43'54" East 1,320.87 feet from the Northwest corner of said Section 26;
thence South 0°19'53" East, along the West line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and along the West line of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 1,329.83 feet to the North margin of the County road known as the Warner Road;
thence North 89°53'45" East, along said North margin, 1,090.00 feet to the true point of beginning of said 60 foot wide easement;
thence along said centerline North 0°06'5" West 68.56 feet to a point of curvature;
thence along the arc of said curve to the right having a radius of 300 feet, through a central angle of 11°57'56", an arc distance of 62.65 feet to a point of tangency;
thence North 11°51'41" East 392.16 feet to a point of curvature;

thence along the arc of said curve to the left having a radius of 150 feet, through a central angle of $48^{\circ}54'43''$, an arc distance of 128.05 feet to a point of tangency;

thence North $37^{\circ}03'02''$ West 442.82 feet to a point of curvature;

thence along the arc of said curve to the right having a radius of 120 feet, through a central angle of $77^{\circ}45'34''$, an arc distance of 162.86 feet to a point of reverse curvature;

thence along the arc of said curve to the left having a radius of 150 feet, through a central angle of $92^{\circ}56'06''$, an arc distance of 243.30 feet to a point of tangency;

thence North $52^{\circ}13'34''$ West 205.63 feet to a point of curvature;

thence along the arc of said curve to the right having a radius of 270.00 feet, through a central angle of $62^{\circ}31'00''$, an arc distance of 294.60 feet to a point of tangency; thence North $10^{\circ}17'26''$ East, 485.00 feet to the terminus of said centerline, said terminus also being the center of said 50 foot radius cul-de-sac which is to be included as a part of this easement.

Situate in the County of Skagit, State of Washington.