



202505220053

05/22/2025 12:45 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251563
MAY 22 2025

Amount Paid \$
Skagit Co. Treasurer
By *Bm* Deputy

Grantor(s): Brian Elkins, Personal Representative of the Estate of Robert Lee McLean
Grantee(s): Brian Elkins, Trustee of the James Scott McLean Trust
Abbreviated Legal: Sec 14 TNSP 35 R4; PTN SE 1/4
Assessor's Tax Parcel #: P36650 / 350414-4-009-0101

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Brian Elkins, is the duly appointed, qualified and acting personal representative of the Estate of Robert Lee McLean, deceased.

2. **ESTATE.** Robert Lee McLean died on 04/21/2020. On October 21, 2024 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 24-4-00572-29.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on October 21, 2024 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Robert Lee McLean was interest in the real property described as follows:

SEE LEGAL DESCRIPTION ATTACHED

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Brian Elkins, Trustee of the James Scott McLean Trust, the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: October 17, 2024.

Brian Elkins

Brian Elkins
Personal Representative of the Estate of
Robert Lee McLean, deceased, and not in his
individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17 day of October, 2024, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Brian Elkins**, to me known to be the individual who signed as Personal Representative of the Estate of Robert Lee McLean, deceased, 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.

Sheri M Godin Paulsen

NOTARY PUBLIC in and for the
State of Washington

residing at: Clearlake

My appointment expires: 11.15.27



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 8788 Garden of Eden Road, Sedro Woolley, WA 98284
Assessor's Tax Parcel #: P36650 / 350414-4-009-0101

The South $\frac{1}{5}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, EXCEPT County Road, commonly known as the Garden of Eden Road along the East side thereof;

ALSO the North 10 feet of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 14, Township 35 North, Range 4 East, W.M., EXCEPT County Road, commonly known as the Garden of Eden Road along the East side thereof;

EXCEPT THEREFROM, the following described tract:

Beginning at a point where the North line of said South $\frac{1}{5}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ intersects the West line of the said Garden of Eden Road right-of-way along the East line thereof; thence Westerly along the North edge of said subdivision 160 feet; thence South on a line parallel with the West edge of said road, a distance of 66 feet; thence South on a line parallel with the West edge of said road, a distance of 66 feet; thence East on a line parallel with the North edge of said subdivision a distance of 160 feet to the West edge of said road right-of-way; thence North a distance of 66 feet along said West edge of said road right-of-way to the point of beginning.

Situated in the county of Skagit, state of Washington.

FILED
Skagit County Clerk
Skagit County, WA
10/23/2024

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of ROBERT LEE MCLEAN:	No. 24-4-00572-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of ROBERT LEE MCLEAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 21, 2024.
- 1.2 In that will BRIAN ELKINS is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 10/23/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Echo Rockwood, Deputy Clerk

III. CERTIFICATE OF COPY

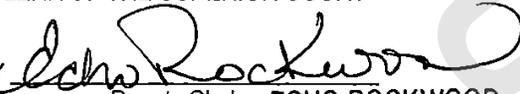
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

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 October 21, 2024.

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

DATED: 10/23/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk ECHO ROCKWOOD



CERTIFICATION OF TRUST

The **James Scott McLean Trust** is in existence and was established under the direction of the Last Will and Testament of Robert Lee McLean dated November 6, 2019. The "Trust" is established April 21, 2020.

1. The Trust was created for the benefit of James Scott McLean and became irrevocable upon the death of Robert Lee McLean on April 21, 2020. It appoints Brian Elkins as Trustee.
2. Brian Elkins accepts appointment as Trustee.
3. The current acting Trustee of the Trust is Brian Elkins. His mailing address is 14329 Jordan Road, Arlington, WA 98223.
4. The trust powers include all those trust powers contained in the Uniform Trust Code set forth in RCW 11.98.002-11.98.930.
5. The Trust's taxpayer identification number is _____.
6. Trust assets should be held in the name of **James Scott McLean Trust** with Brian Elkins as Trustee in accordance with the terms of the Last Will and Testament dated November 6, 2019.
7. The Trust was established under the laws of the State of Washington.

Dated this 17 day of October 2024

Brian Elkins
Brian Elkins, Trustee

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss.

Personally appeared the above-named and acknowledged the foregoing instrument to be their voluntary act and deed.

DATED this 17 day of October 2024.



Sheri M. Godin-Paulsen
NOTARY PUBLIC in and for the
State of Washington
residing at: Clearlake
Commission expires: 11.15.27