



202505220073

05/22/2025 03:43 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Please Return To:
PIRKLE LAW FIRM, INC. P.S.
P.O. Box 1788
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20251566
MAY 22 2025

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

QUIT CLAIM DEED

THE GRANTOR, KAREN MIYANO, as successor Trustee of the PHYLLIS BOWER REVOCABLE TRUST, dated March 29, 2011, and KAREN MIYANO, as Personal Representative of the Estate of PHYLLIS A. BOWER, under Skagit County Cause No. 24-4-00153-29, for and in consideration of distribution to the Trust/Estate Beneficiary (WAC 458-61A-210(1)), conveys and quit claims to **GRANTEE**, KAREN J. MIYANO, a married person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P59304 (3820-000-086-0009)

Lot 86, SKYLINE NO. 4, According to the Plat thereof recorded in Volume 9 of Plats, Page 61, records of Skagit County, Washington.

Situated in the County of Skagit, State of Washington.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements and assessments of record, if any.

Dated the 19th day of MAY, 2025.

Karen J Miyano
KAREN MIYANO, successor Trustee of the
PHYLLIS BOWER REVOCABLE TRUST,
dated March 29, 2011

Karen J Miyano
KAREN MIYANO, as Personal Representative
of the Estate of PHYLLIS A. BOWER

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KAREN MIYANO is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as successor Trustee of the PHYLLIS BOWER REVOCABLE TRUST, dated March 29, 2011, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 19th day of May, 2025.



LAWRENCE A. PIRKLE

[Signature]
NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that KAREN MIYANO is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of PHYLLIS A. BOWER to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal this 19th day of May, 2025.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
State of Washington
Residing at: Mount Vernon
My Commission Expires: 5/7/27

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
12/06/2023**Estate of PHYLLIS A BOWER:**

No. 23-4-00646-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of PHYLLIS A BOWER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 04, 2023.
- 1.2 In that will KAREN MIYANO is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 12/06/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
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 Testamentary in the above-named case, which was entered of record on December 04, 2023.

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

DATED: 12/05/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

