

202506040043

06/04/2025 12:34 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 1721
JUN 04 2025

Amount Paid \$-0
Skagit Co. Treasurer
By *[Signature]* Deputy

After recording return to:
David D. Lowell, Attorney
PO Box 1346
Burlington, WA 98233

GRANTOR: Robert O. Adelman, Personal Representative of Estate of Winifred M. Adelman

GRANTEE: THERESA M. ADELMAN, ROBERT O. ADELMAN, BARBARA L. BEVERIDGE, and PATRICIA L. MARTIN, in equal shares (25% each), as tenants in common

LEGAL DESCRIPTION:

(0.2800 ac) GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., DAF BAAP 344FT S & 30FT E OF NW C OF GV LT TH S 78.5FT TH E 150FT TH N 78.5FT W 150FT TPOB

PARCEL AND ACCOUNT NO.: P #39485 (XrefID: 350519-0-045-0018)

PERSONAL REPRESENTATIVE'S DEED

The undersigned Grantor, Robert O. Adelman, as the duly appointed, qualified and acting Personal Representative of the ESTATE OF WINIFRED M. ADELMAN, deceased, in Probate Cause No. 25-4-00245-29, in Skagit County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate, does grant, bargain, sell, convey and confirm to THERESA M. ADELMAN, ROBERT O. ADELMAN, BARBARA L. BEVERIDGE, and PATRICIA L. MARTIN, in equal shares (25% each) as tenants in common, all of the estate's interest in the following described real estate, a residence and real estate located at 611 Township Street, Sedro-Woolley WA 98284, situated in Skagit County, Washington, whose legal description is as follows:

(0.2800 ac) GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH,
RANGE 5 EAST, W.M., DAF BAAP 344FT S & 30FT E OF NW C OF GV LT
TH S 78.5FT TH E 150FT TH N 78.5FT W 150FT TPOB

Situate in County of Skagit, State of Washington.

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

The said Winifred M. Adelman died testate, a resident of Skagit County, Washington, and the grantor is the court appointed Personal Representative of her estate in the above entitled probate cause. This transfer is made to grantees pursuant to the statute to record the fact of grantees' inheritance of said real estate.

The Grantor, for himself and for Grantor's successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications.

Grantor does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

Assessor's Property Tax #350519-0-045-0018 / P#39485

DATED this 29th day of May, 2025.



Robert O. Adelman, Personal Representative of the Estate of
Winifred M. Adelman, deceased and not in his individual capacity

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that ROBERT O. ADELMAN is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as PERSONAL REPRESENTATIVE OF THE ESTATE OF WINIFRED M. ADELMAN, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

(Seal/Stamp)

Date: 5-29, 2025.

E.M. Burdette

NOTARY PUBLIC

Printed name: E.M. Burdette

My commission expires: 9-24-2027

