



202507110060

07/11/2025 01:52 PM Pages: 1 of 3 Fees: \$305.50
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

20252177
JUL 11 2025

Amount Paid \$0
By Skagit Co. Treasurer
KD Deputy

Grantor(s): Jack Albright, Personal Representative of the Estate of Julia Tracy Monet
Grantee(s): Jack Albright and Kami Albright, a married couple as their community property
Abbreviated Legal: Lot 161 Plat of Cedar Heights PUD 1, Phase 2
Assessor's Tax Parcel #: P126216 / 4929-000-161-0000

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Jack Albright, is the duly appointed, qualified and acting personal representative of the Estate of Julia Tracy Monet, deceased.
2. **ESTATE.** Julia Tracy Monet died on 06/08/2025. On 7/3/25 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in 25-4-00338-29.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on 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 Julia Tracy Monet was interest in the real property described as follows:

LOT 161, PLAT OF CEDAR HEIGHTS PUD PHASE 2, ACCORDING TO
THE PLAT THEREOF, RECORDED MAY 31, 2007, UNDER AUDITOR'S
FILE NO. 200705310138, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

STIUATED IN SKAGIT COUNTY, WASHINGTON.
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Jack Albright and Kami Albright, a married couple as their community property, 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: July 2, 2025.



Jack Albright
Personal Representative of the Estate of
Julia Tracy Monet, deceased, and not in his
individual capacity

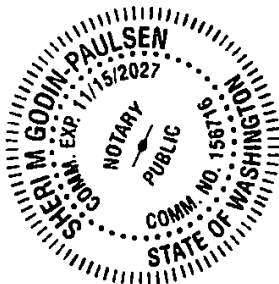
STATE OF WASHINGTON)

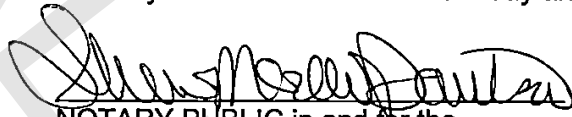
) ss.

COUNTY OF SKAGIT)

On this 2 day of July, 2025, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Jack Albright**, to me known to be the individual who signed as Personal Representative of the Estate of Julia Tracy Monet, 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.





NOTARY PUBLIC in and for the
State of Washington
residing at: Crescentalco

My appointment expires: 11-15-27

25-4-00338-29
LTRTS 8
Letters Testamentary
19145063



SKAGIT COUNTY, WASH
FILED

JUL 07 2025

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

MELISSA BEATON, CO. CLERK
Deputy

Estate of JULIA TRACY MONET:

NO. 25-4-00338-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of JULIA TRACY MONET deceased, was on July 03, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that **JACK ALBRIGHT** is appointed executor thereon, and whereas, said **JACK ALBRIGHT** has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said **JACK ALBRIGHT** to execute said will according to law.

Witness my hand and the seal of said court, July 07, 2025.

I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 7/11/25



MELISSA BEATON, County Clerk

By: [Signature]
Deputy Clerk

Melissa Beaton, County Clerk
Clerk of the Superior Court

[Signature]
By Deanna Mailchok Deputy Clerk

