



202507210016

07/21/2025 09:42 AM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2300
JUL 21 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By *LT* Deputy

PERSONAL REPRESENTATIVE DEED
(Bargain and Sale Deed – RCW 64.04.040)

THE GRANTOR(S) *Rachel Christine Horton (PR)*
Estate of Sherly Yvonne Lawson
for and in consideration of *Inheritance*

in hand paid, bargains, sells, and conveys to
Rachel Christine Horton

the following described real estate, situated in the County of *Skagit* State of Washington:
See Exhibit "A" Attached here to and made
Apert here of

Abbreviated Legal: (Required if full legal not inserted above.)
PTN, Lots B-11, Block 39, Plat at the town of
Montborne
Tax Parcel Number(s): *D120490*

Dated: July 21, 2025

Rachel Christine Horton

[Signature]

State of Washington

County of Skagit

This record was acknowledged before me on July 21, 2025 by Rachel
Christine Horton.



Belen Martinez

(Signature of notary public)

Notary Public in and for the State of: WA

My appointment expires: March 30, 2026

EXHIBIT "A"
Legal Description

That portion of Lots 8 through 11, Inclusive, Block 39, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, and of vacated Walker Street and vacated alley described as follows:
Beginning at the most Easterly corner of said Lot 8;
thence North 43°01'17" West, 150 feet to the true point of beginning;
thence continuing North 43°01'17" West, 26.33 feet;
thence South 88°52'39" West, 164.91 feet;
thence South 43°01'17" East, 137.03 feet;
thence North 47°38'15" East, 122.75 feet to the point of beginning.
Situate in the County of Skagit, State of Washington.

EXHIBIT B**EXCEPTIONS**

Order No.: 70103966

1. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 18, 1982

Recording No.: 8205180001

2. Regulatory Notice including the terms, covenants and provisions thereof

Recording Date: June 28, 1996

Recording No.: 9606280202

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer Dist. No. 2

Purpose: Sewer mains

Recording Date: March 30, 1998

Recording No.: 9803300104

4. Lot Certifications including the terms, covenants and provisions thereof

Recording Date: June 17, 2003

Recording No.: 200306170113, 200306170114, 200306170115 and 200306170116

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 7, 2003

Recording No.: 200307070027

Matters shown: Setbacks and encroachments

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2

Purpose: Side Sewer

EXHIBIT B

EXCEPTIONS
(continued)

Recording Date: September 29, 1998
Recording No.: 9809290145

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Alex Von Cube and State of Washington etal.
Purpose: Ingress and egress
Recording Date: October 29, 2003
Recording No.: 200310290029

8. City, county or local improvement district assessments, if any.