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08/04/2025 02:43 PM Pages: 1 of 2 Fees: \$304.50

Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Liberty B. Upton KHBB Law PLLC 705 Second Ave, Suite 800 Seattle, Washington 98104

Real Estate Excise Tax Exempt Skagit County Treasurer By Kaylee Oudman Affidavit No. 20252499 Date 08/04/2025

PERSONAL REPRESENTATIVE'S DEED (BARGAIN AND SALE DEED – RCW 64.04.040)

Grantor: ANDREW MARVIN HERRON, Personal Representative of the Estate of

James Marvin Herron

Grantee: SHARON K. HERRON, as her separate property

Abbrev. Legal

SW QTR SEC 27 TWP 35 RNG 01

Description:

Property Address: 5001 Dundee Dr., Anacortes, WA 98221

APN: 3824-000-054-0003/P59711

Grantor, ANDREW MARVIN HERRON, Personal Representative of the Estate of James Marvin Herron (KCSC No. 25-4-00822-1 SEA), for no consideration but as a distribution from an estate, bargains, sells, and conveys to:

Grantee, SHARON K. HERRON, as her separate property, a Fifty Percent (50%) interest in the following real estate, situated in Skagit County, Washington, together with all after acquired title of the Grantor therein. After such transfer, Grantee will own One Hundred Percent (100%) of the real property described below.

Legal Description:

LOT 54, "SKYLINE NO. 8," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 72, 73 AND 74, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF ANACORTES, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO ALL CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS, EASEMENTS AND AGREEMENTS OF RECORD.

ANDREW MARVIN HERRON, Personal Representative of the Estate of James Marvin

Herron, Grantor

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that ANDREW MARVIN HERRON is the person who appeared before me, and said person acknowledged that he signed this instrument, and on oath stated it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/23/2025

Stuat W. Morell (Signature of Notary)

Stoart W More II

(Legibly Print Name of Notary)

Notary public in and for the state of Washington My appointment expires $O^{c_1}/17/2035$