

**After Recording Return To:**

Stephen R. Ellis  
1028 N. Viewmont Drive  
Mount Vernon, WA 98273

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Cain Cress  
Affidavit No. 20252536  
Date 08/07/2025

**SPECIAL WARRANTY DEED**

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GRANTOR:	<b>MARY A. BOURKE</b> , as Personal Representative of the <b>Estate of DENISE L. HOVERSON, Deceased</b>
GRANTEES:	<b>CHRISTOPHER T. ELLIS</b> , a single man, and <b>STEPHEN R. ELLIS</b> , a married man as his separate estate, in equal undivided interests as tenants in common
Legal Description; Abbreviated Form:	LOTS 3-10, BLK 2, BALL & LEDGER'S 1 <sup>ST</sup> ADD TO MT VERNON, TGW PTN VACATED STREETS
Additional on Page:	Exhibit "A"
Assessor's Tax Parcel Nos.:	3702-002-010-0116; P52191 340419-0-293-0001; P26643

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THE GRANTOR, **MARY A. BOURKE**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of DENISE L. HOVERSON, Deceased**, under Skagit County Superior Court Cause No. 24-4-00549-29, in distribution of said estate, hereby conveys and warrants to the GRANTEES, **CHRISTOPHER T. ELLIS**, a single man, and **STEPHEN R. ELLIS**, a married man as his separate estate, in equal undivided interests as tenants in common, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

**SPECIAL WARRANTY DEED-1**

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenant arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: 8/7, 2025.

Estate of DENISE L. HOVERSON, Deceased

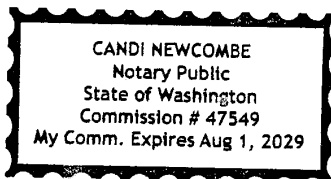
By Mary A. Bourke  
MARY A. BOURKE  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **MARY A. BOURKE** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of DENISE L. HOVERSON, Deceased**, 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 7 day of August, 2025.



Candi Newcombe  
Printed Name Candi Newcombe  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 8/1/29

**EXHIBIT "A"**Legal Description:

Lots 3 through 10, inclusive, Block 2, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington.

TOGETHER WITH that portion of the vacated West 25 feet of Second Street adjoining said Lots on the East.

ALSO TOGETHER WITH that portion of vacated Front Street in "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at the Northwest corner of Lot 10, Block 2, said "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON";

Thence Westerly 65 feet along the Westerly extension of the North line of said Lot;

Thence Southerly to a point on the Westerly extension of the South line of Lot 3, said Block 2, said intersection being the terminus of said line.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Exhibit "A"**

**SPECIAL WARRANTY DEED**

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk  
Skagit County, WA  
10/15/2024

<b>Estate of DENISE L HOVERSON:</b>	No. 24-4-00549-29
	LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of DENISE L HOVERSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 09, 2024.
- 1.2 In that will MARY A BOURKE is named personal representative.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 10/15/2024.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Deanna Mallchok, 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 October 09, 2024.

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

DATED: 10/15/2024

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk