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08/08/2025 01:35 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When Recorded Please Return To:
ANDREA DENTON LaRUE
5830 Haddon Lane
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025-2558
AUG 08 2025

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By CC Deputy

QUIT CLAIM DEED

THE GRANTOR, KYNA DENTON STEWART (fka Kyna Gonzalez), as Personal Representative of the Estate of J. BRUCE DENTON and DARLENE L. DENTON (Deceased), under Skagit County Cause No. 25-4-00254-29, for and in consideration of distribution of Estate (WAC 458-61A-202(6)(f)), conveys and quit claims to GRANTEE, ANDREA DENTON LaRUE, a single person as her separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

Assessor's Parcel Number: P32655 (350136-1-008-0519)

Abbreviated Legal Description: Portion of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 35 North, Range 1 East, W.M.

Full Legal Description: Attached hereto as Exhibit "A" and incorporated herein by this reference.

Situate in the County of Skagit, State of Washington.

Including Manufactured Home 2010 Fleetwood 24x44 VIN ORFL94832758WR13.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.

25-4-00254-29
LTRTS 9
Letters Testamentary
18933675



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
05/29/2025

Estate of J BRUCE DENTON & DARLENE L. DENTON:	No. 25-4-00254-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of J BRUCE DENTON; DARLENE L DENTON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 27, 2025.
- 1.2 In that will KYNA DENTON STEWART is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KYNA DENTON STEWART is authorized by this court to execute the will of the above decedent according to law.

DATED 05/29/2025.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Mallchok, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

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 May 27, 2025.

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

DATED: 7-8-25

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

DEANNA MALLCHOK

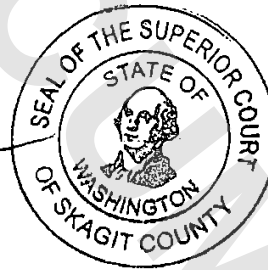


EXHIBIT "A"

Assessor's Parcel Number: P32655 (350136-1-008-0519)

PARCEL "A":

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 35 North, Range 1 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said subdivision;
thence North 88°51'40" West along the North line thereof, 990 feet;
thence South 01°08'20" West 503.5 feet to the Southwest corner of a tract of land conveyed to Timothy Hinds by deed recorded under Auditor's File No. 786186, records of Skagit County, Washington;
thence South 88°51'40" East along the South line thereof, 122.70 feet to the Southeast corner thereof, and the true point of beginning;
thence continue South 88°51'40" East 207.3 feet, more or less, to the East line of a tract of land conveyed to Delbert R. Hinds, by deed recorded under Auditor's File No. 434995, records of Skagit County, Washington;
thence North along the East line thereof, 210.2 feet;
thence North 88°51'40" West 207.3 feet, more or less, to the East line of said Timothy Hinds tract;
thence South 01°08'20" West along said East line, 210.2 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utility purposes, over, under and across the following described tract of land:

Beginning at the Southwest corner of a tract of land conveyed to Dallas Hinds, et ux by deed recorded under Auditor's File No. 8204060037, records of Skagit County, Washington;
thence East along the South line thereof, 20 feet;
thence South 01°08'20" West 20 feet;
thence North 88°51'40" West 142.70 feet to a point 20 feet South 01°08'20" West of the Southwest corner of a tract of land conveyed to Timothy Hinds by deed recorded under Auditor's File No. 786186, records of Skagit County, Washington;
thence North 01°08'20" East 20 feet to said Southwest corner;
thence South 88°51'40" East 122.70 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Including Manufactured Home 2010 Fleetwood 24x44 VIN ORFL94832758WR13.

TOGETHER WITH AND SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements, easements, provisions and assessments of record, if any.