

**FILED FOR RECORD AT REQUEST OF:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20253014  
Date 09/12/2025

**WHEN RECORDED RETURN TO:**

ELDER LAW OFFICES OF  
MEYERS, NEUBECK & HULFORD, P.S.  
2828 Northwest Avenue  
Bellingham, WA 98225

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**PERSONAL REPRESENTATIVE'S DEED**  
(Distribution of Real Property from Testate Estate)

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**GRANTOR:** GAIL LAND, as Personal Representative  
of the Estate of JUNE M. BROWNING  
**GRANTEE:** GAIL LAND, Trustee of The Testamentary Trust for the benefit of Floyd  
Browning  
**LEGAL DESCRIPTION:** Plat of Sedro, Skagit County, W.T, Lots 11 & 12, Block 101  
(Full legal description on page 2)  
**PARCEL NO.:** P76180  
**REFERENCE NOS.:** 200303250126 (previous deed)  
**202509120079** (Certification of Trust)

- 1. GRANTOR.** I, GAIL LAND, am the duly appointed, qualified, and acting Personal Representative of the estate of JUNE M. BROWNING, deceased, Skagit, Washington, Superior Court Cause No. 25-4-00249-29 See certified Letters Testamentary attached hereto as Exhibit A.
- 2. GRANTEE.** The Grantee is GAIL LAND, Trustee of THE TESTAMENTARY TRUST FOR THE BENEFIT OF FLOYD BROWNING, the beneficiary of Decedent's Estate.
- 3. DECEDENT'S ESTATE.** Decedent, JUNE M. BROWNING, died on February 9, 2025, with a validly executed Last Will and Testament dated January 12, 2012. On May 28, 2025, Grantor was appointed Personal Representative of Decedent's Estate and granted Nonintervention Powers for the administration of Decedent's Estate.
- 4. REAL PROPERTY.** Among the assets of Decedent's Estate is the following described real property, and all improvements thereon, located in Skagit County, Washington, commonly known as 802 Marshall Street, Sedro Woolley, WA and legally described here as:

LOTS 11 AND 12, BLOCK 101, "PLAT OF THE TOWN OF SEDRO, SKAGIT COUNTY, W.T.", AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

- 5. **CONSIDERATION.** This conveyance is made in consideration of the Grantee being Beneficiary under the terms of Decedent's Estate.
  
- 6. **CONVEYANCE.** Grantor conveys, grants, and quitclaims to GAIL LAND, as Trustee of THE TESTAMENTARY TRUST FOR THE BENEFIT OF FLOYD BROWNING, all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at their death.

Dated this 10<sup>th</sup> day of September, 2025.

Estate of JUNE M. BROWNING, Deceased

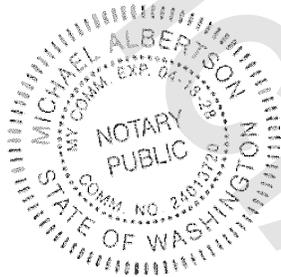


By: GAIL M. LAND, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that GAIL M. LAND is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10<sup>th</sup> day of September, 2025.



*Michael Albertson*

(Signature)

Michael Albertson

(Printed Name)

Notary Public in and for the  
State of Washington

Residing in Anacortes

My commission expires: 04-18-2028

