

After recording return to:

North Sound Law Group, PLLC
300 N Commercial Street
Bellingham, WA 98225Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20253229
Date 10/01/2025

DOCUMENT TITLE: Statutory Warranty Deed

GRANTOR: WALTER FRANCIS FORSTER II, Personal Representative of the
Estate of KRISTEN DUETTA FORSTER, Deceased

GRANTEE: WALTER FRANCIS FORSTER II, a single man

ABBREVIATED LEGAL DESCRIPTION: RANCHO SAN JUAN DEL MAR, SUB DIV 3, LT 22

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) Exhibit A OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P68319; 3974-000-122-0009

STATUTORY WARRANTY DEED

THE GRANTOR, WALTER FRANCIS FORSTER II, Personal Representative of the Estate of KRISTEN DUETTA FORSTER, Deceased, in Probate Cause No. 25-4-00671-37 in Whatcom County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate pursuant to Will and for no monetary consideration, conveys and warrants to WALTER FRANCIS FORSTER II, the Decedent's entire ownership interest, which is an undivided one third (1/3) interest as a tenant in common, in the real property in Skagit County, Washington, described in **Exhibit A** attached hereto and incorporated herein by this reference, effective as of the date hereof, as a tenant in common together with Stephen Vigus and Norman Vigus.

DATED this 17 day of SEPTEMBER, 2025.

GRANTOR:

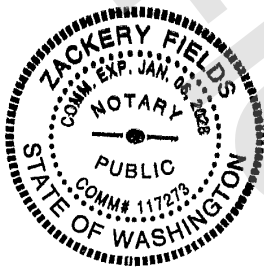
Walter Francis Forster IIWALTER FRANCIS FORSTER II,
Personal Representative of the Estate of
KRISTEN DUETTA FORSTER, DeceasedSigned Snohomish,
WASHINGTON
Snohomish County

Statutory Warranty Deed - 1

State of Washington)
) ss.
County of Snohomish)

This record was acknowledged before me on (date) 9/17/25 by
WALTER FRANCIS FORSTER II as Personal Representative of ESTATE OF
KRISTEN DUETTA FORSTER.

(STAMP)



(Signature)

Printed Name: Zackery Fields

Notary Public

My commission expires: 1/6/2028

**EXHIBIT A
LEGAL DESCRIPTION**

LOT 122, PLATE 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3",
ACCORDING TO THE PLAT RECORDED IN VOLUME 6 OF PLATS, PAGES 19 TO
22 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING TITLE, WHICH MAY
APPEAR IN THE PUBLIC RECORD, INCLUDING THOSE SHOWN ON ANY
RECORDED PLAT OR SURVEY.