

After recording please return to:  
The Law Office of Justin Rothboeck  
1008 5<sup>th</sup> Street  
Anacortes, Washington 98221



**202510010066**

10/01/2025 03:42 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2025 3220  
OCT 01 2025

Amount Paid \$   
By  Deputy  
Skagit Co. Treasurer

**BARGAIN AND SALE DEED**

**GRANTOR:** PATTY ANN KNUDSON, as personal representative of the  
Estate of Archie Lee Knudson

**GRANTEE:** PATTY ANN KNUDSON, a single woman as her sole and  
separate property.

**THIS DEED TRANSFERS TWO PARCELS**

**PARCEL ONE:**

Abbreviated  
Legal:

(.1700 AC) THE EAST 15 FEET OF LOT 18 AND ALL LOTS  
19 AND 20, BLOCK 168, MAP OF THE CITY OF  
ANACORTES, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 2 OF PLATS, PAGES 4  
THROUGH 7, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

Parcel Number: P56076

XrefID: 3772-168-020-0001

**PARCEL TWO:**

LOTS 15 AND 16 AND THE NORTH 25 FEET OF LOTS  
13 AND 14, BLOCK 1, J.M. MOORES ADDITION TO  
ANACORTES, AS PER PLAT RECORDED IN VOLUME 1  
OF PLATS, PAGE 32, RECORDS OF SKAGIT COUNTY,  
WASHINGTON

Parcel Numbers: P57898

XRefID: 3804-001-016-0010

GRANTOR, PATTY ANN KNUDSON, in her capacity as personal representative of the  
Estate of Archie Lee Knudson, to which she was duly appointed by court order in Skagit  
County Superior Court cause number 25-4-00137-29, in consideration of the distribution  
of Archie Lee Knudson's estate and no other consideration, hereby bargains, sells and  
conveys to GRANTEE, PATTY ANN KNUDSON, a single woman, as her sole and separate  
property, and resident of Skagit County, Washington, all of the estate's interest in the  
following described properties:

PARCEL 1: Skagit County Parcel P56076:

The East 15 feet of Lot 18 and all of Lots 19 and 20, Block 168, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Situate in the County of Skagit, State of Washington.

PARCEL 2: Skagit County Parcel P57898:

Lots 15 and 16, Block 1, "J.M. MOORE'S ADDITION TO ANACORTES, according to the plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

TOGETHER WITH: The North 25 feet of Lot 13 and 14, Block 1, "J.M. MOORE'S ADDITION TO ANACORTES", according to the Plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Subject to utility easements through, under, and across the East 7 1/2 feet of Lot 13, and the West 5 feet of Lot 14, granted to benefit the South 75 feet of Lots 13 and 14, Block 1, all in "J.M. MOORE'S ADDITION TO ANACORTES", according to the Plat recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Each parcel is subject to easements, conditions, reservations and all other matters of record, if any.

Dated this 25 day of September 2025.

Patty Ann Knudson

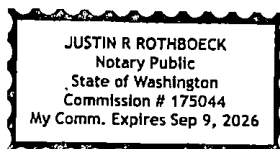
Patty Ann Knudson, as personal representative of the Estate of Archie Lee Knudson

State of Washington       )  
                                          )       ss.  
County of Skagit         )

On this day personally appeared before me **Patty Ann Knudson**, acting in her capacity as personal representative of the estate of Archie Lee Knudson, and to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25<sup>th</sup> day of September 2025.

Justin Rothboeck  
Signature



Justin Rothboeck  
Notary Public in and for the State of Washington  
Residing at Anacortes, Washington  
My appointment expires September 9, 2026