

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 Kaylee Oudman
Affidavit No. 20253836
Date 11/25/2025

WHEN RECORDED RETURN TO:

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

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

GRANTOR: MICHAEL D. BARTLETT, as Personal Representative
of the Estate of BARBARA A. BARTLETT
GRANTEES: MICHAEL D. BARTLETT and TERESA D. ORNE, as tenants in
common
LEGAL DESCRIPTION: 2.3200 PTN NW ¼ SW ¼ SEC 21 NE ¼ SE 1/4
(Full legal on page 2)
PARCEL NO.: P49515
REFERENCE NO.: 201803060064 (previous deed)

- 1. GRANTOR.** I, MICHAEL D. BARTLETT, am the duly appointed, qualified, and acting Personal Representative of the estate of BARBARA A. BARTLETT, deceased, Whatcom County, Washington, Superior Court Cause No. 25-4-00575-37. See certified Letters Testamentary attached hereto as **Exhibit A**.
- 2. GRANTEES.** The Grantee are MICHAEL D. BARTLETT and TERESA D. ORNE, the beneficiaries of Decedent's Estate.
- 3. DECEDENT'S ESTATE.** Decedent, BARBARA A. BARTLETT, died on March 20th, 2025, with a validly executed Last Will and Testament dated January 29th, 2016. On June 10th, 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:

THAT PORTION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE ESTABLISHED C.C.C. COUNTY ROAD (30 FEET NORTHERLY OF THE CENTERLINE AS MEASURED AT RIGHT ANGLES) AND THE EAST LINE OF THE WEST ½ OF SAID NORTHWEST ¼ OF THE SOUTH ¼ OF THE SOUTHERLY PROJECTION OF SAID EAST LINE; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE A DISTANCE OF 400.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT QUIET TITLED TO IRVIN D. BARTLETT AND BARBARA A. BARTLETT, HUSBAND AND WIFE, BY SKAGIT COUNTY SUPERIOR COURT ORDER TO QUIET TITLE NO. 40544, DATED FEBRUARY 4, 1990; THENCE NORTHERLY 515.11 FEET ALONG THE WEST LINE OF SAID BARTLETT QUIET TITLE TRACT (ALSO BEING THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO IRVIN D. BARTLETT AND BARBARA A. BARTLETT, HUSBAND AND WIFE, BY STATUTORY WARRANTY DEED RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 867180) TO THE NORTHWEST CORNER OF SAID BARTLETT QUIET TITLE TRACT AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY 4.75 FEET ON THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID BARTLETT QUIET TITLE TRACT TO AN EXISTING EAST-WEST FENCE LINE AND THE SOUTHEAST CORNER OF LOT "B" OF SKAGIT COUNTY SHORT PLAT NO. 17-79 APPROVED JUNE 10, 1980 AND RECORDED JUNE 10, 1980 IN BOOK 4 OF SHORT PLATS, PAGE 108; THENCE SOUTHEASTERLY 21.29 FEET ALONG SAID EAST-WEST FENCE LINE AND THE SOUTHERLY LINE OF LOT "C" OF SAID SHORT PLAT NO. 17-79 TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT "C" (ALSO BEING A NORTHEASTERLY FENCE CORNER); THENCE SOUTHERLY 4.92 FEET ALONG THE WESTERLY LINE OF SAID SHORT PLAT NO. 17-79 (ALONG AN EXISTING NORTH-SOUTH FENCE LINE) AND THE NORTHERLY PROJECTION OF THE EAST LINE OF SAID BARTLETT QUIET TITLE TRACT TO THE NORTHEAST CORNER OF SAID BARTLETT QUIET TITLE TRACT; THENCE NORTHWESTERLY 21.29 FEET ALONG THE NORTH LINE OF SAID BARTLETT QUIET TITLE TRACT TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE 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 MICHAEL D. BARTLETT and TERESA D. ORNE, as tenants in common, 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 21st day of October, 2025.

Estate of BARBARA A. BARTLETT, Deceased

Michael Bartlett
By: MICHAEL D. BARTLETT, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that MICHAEL D. BARTLETT 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 21st day of October, 2025.



Mahalia McNeely-Surgeon
MAHALIA MCNEELY-SURGEON
Notary Public in and for the
State of Washington
Residing in Bellingham
My commission expires: 07/05/2026

2025 JUN 10 AM 11:16

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF

No. 25 4 00575 37

BARBARA A. BARTLETT,

Deceased.

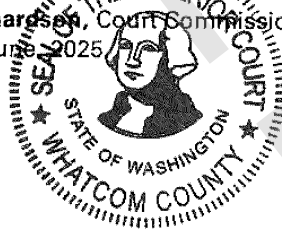
LETTERS TESTAMENTARY

WHEREAS, the last Will of **BARBARA A. BARTLETT**, deceased, was on the 10TH day of June, 2025 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that, **MICHAEL D. BARTLETT** has been named Executor in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize **MICHAEL D. BARTLETT**, Executor, to execute said Will according to law.

WITNESS **Jonathan Richardson**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 10th day of June, 2025.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By Jennifer Heill, Deputy Clerk

CERTIFICATE

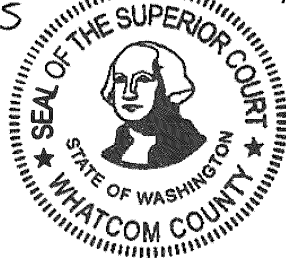
STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, **RAYLENE KING**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 10th day of June, 2025 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 10th day of June, 2025



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By Jennifer Heill, Deputy Clerk