UNOFFICIAL DOCUMENT

202602090087
02/09/2026 03:43 PM Pages: 1 of 2 Fees: $304.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20260347
FEB 09 2026
Amount Paid $-0-
Skagit Co. Treasurer
By GT Deputy

Filed for Record at Request of
and When Recorded Return to:

TINA WALDO
Tuohy Minor Kruse PLLC
2821 Wetmore Avenue
Everett, WA 98201

Reference Numbers:	9210220110.
Grantor:	PATRICIA ELLEN OVERTURFF, Personal Representative of the Estate of CLIFFORD LAVIDA OVERTURFF, deceased, under Snohomish County, Washington, Superior Court Probate Cause Number 25-4-01986-31, as to his undivided one-half (1/2) interest.
Grantee:	PATRICIA ELLEN OVERTURFF, a single person.
Abbreviated legal description:	LOTS 4 & 5, SUN RIVER RANCHETTES, VOL 14 OF PLATS, PAGES 55 AND 56, REC OF SKAGIT CO, WA.
Tax Parcel Number:	P83474 and P83477.

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, PATRICIA ELLEN OVERTURFF, Personal Representative of the Estate of CLIFFORD LAVIDA OVERTURFF, deceased, under Snohomish County, Washington, Superior Court Probate Cause Number 25-4-01986-31, as to his undivided one-half (1/2) interest, for and in consideration of - *no consideration, non-prorata distribution authorized by RCW 11.68.090; see WAC 458-61A-202(4)*, in partial distribution of said estate, grants, bargains, sells, conveys and confirms to PATRICIA ELLEN OVERTURFF, a single person, GRANTEE, the following described real estate, situated in the County of Snohomish, State of Washington:

> LOTS 4 AND 5, "PLAT OF SUN RIVER RANCHETTES," AS PER PLAT RECORDED IN VOLUME 14 OF PLATS, PAGES 55 AND 56, RECORDS OF SKAGIT COUNTY, WASHINGTON, EXCEPT THE EAST 115 FEET OF SAID LOT 5 AS MEASURED AT RIGHTS ANGLES TO THE EAST LINE THEREOF.
>
> SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.
>
> TAX PARCEL NUMBER: P83474 and P83477.

The GRANTOR, for herself and for her successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomever lawfully claiming or to claim by, through or under said GRANTOR and not otherwise, will forever warrant and defend the said described real estate

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Dated: February 4, 2026.

Patricia Ellen Overturff
PATRICIA ELLEN OVERTURFF
Personal Representative of the Estate of
CLIFFORD LAVIDA OVERTURFF, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that PATRICIA ELLEN OVERTURFF is the person who appeared before me, and said person acknowledged that she signed this instrument and on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the estate above-named, it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 4, 2026.

Tina Waldo
TINA WALDO
NOTARY PUBLIC in and for the State of Washington. My Commission Expires: 11/12/2027.

NOTARY PUBLIC
STATE OF WASHINGTON
TINA WALDO
License Number 27278
My Comm. Exp. 11-12-2027

TUOHY MINOR KRUSE PLLC
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