

Return Address:

Ryan L. Montgomery
Montgomery Purdue PLLC
701 Fifth Avenue, Suite 5500
Seattle, WA 98104-7096

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260366
Date 02/11/2026

PERSONAL REPRESENTATIVE’S DEED

Reference Number(s) of related document(s): N/A

Grantor: Ann K. Bowman, Personal Representative of the Estate of Jon G. Bowman

Grantee: Ann K. Bowman, Trustee of the Ann K. Bowman Living Trust established under the Jon G. Bowman and Ann K. Bowman Living Trust

Legal Description (abbreviated): Lots 5-10 PTN 4 & 11, Block 40, Fidalgo City, Volume 2 of Plats, page 113, in Skagit County, Washington.

Full legal description on Exhibit A.

Assessor’s Tax Parcel ID Number(s): P73041/4101-040-011-0003

The Grantor (“Grantor”), Ann K. Bowman, Personal Representative of the Estate of Jon G. Bowman (“Estate”), acting in said fiduciary capacity with nonintervention powers granted by order entered on December 30, 2024, King County Superior Court Cause Number 24-4-08740-8 SEA, as part of the non-pro rata distribution of the Estate, hereby conveys and quit claims to Ann K. Bowman, Trustee of the Ann K. Bowman Living Trust established under the Jon G. Bowman and Ann K. Bowman Living Trust (“Grantee”), all of the Estate’s interest in the real property situated in Skagit County, Washington, and legally described below, including any interest therein which Grantor may hereafter acquire:

See attached Exhibit A incorporated herein by reference.

As a result of this conveyance, the Grantee will own a one hundred percent (100%) interest in the property.

EXHIBIT A

The South 1/2 of Lot 4 and the South 1/2 of Lot 11, and all of Lots 5, 6, 7, 8, 9, and 10, all located within Block 40, Plat of Fidalgo City, according to the plat thereof recorded in Volume 2 of Plats, page 113, records of Skagit County, Washington;

TOGETHER WITH those portions of abutting vacated streets and alleyway, as vacated by Agreed Judgment Quieting Title filed November 1, 1991 under Skagit County Superior Court Case No. 91-2-00549-7 and also recorded under Auditor's File No. 9111010074, records of Skagit County, Washington.