

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20260897
Date 03/31/2026

After Recording Mail To:
Andrew C. Schuh
Skagit Law Group, PLLC
PO Box 336
Mount Vernon, WA 98273

BARGAIN AND SALE DEED

THE GRANTOR, BRENDA STEWART, Personal Representative of the ESTATE OF GRETCHEN M. STEWART, deceased, per Skagit County Superior Court Cause No. 25-4-00609-29, for and in consideration of inheritance, hereby grants, bargains, conveys, and confirms to the GRANTEE, BRENDA STEWART, a single woman, the following described estate, situated in the County of Skagit, State of Washington.

Ptn of GOV LOT 14, Sec. 6, T35N, R11E, W.M.;
Lot 52, Blk D, CAPE HORN ON THE SKAGIT

More fully described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

Tax Parcel Number(s): P45830; 351106-0-026-0117
P63020; 3868-004-052-0004

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

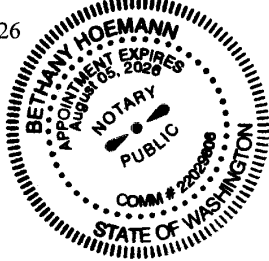
Dated: March 30, 2026


BRENDA STEWART, Personal Representative

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that BRENDA STEWART, Personal Representative, is the person who appeared before me, acknowledged that she signed this instrument, and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

Dated: March 30, 2026



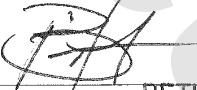

Printed Name BETHANY HOEMANN
NOTARY PUBLIC in and for the State of Washington
My Commission Expires August 5, 2029

EXHIBIT "A"
BARGAIN AND SALE DEED

P45830: 351106-0-026-0117:

The South 100 feet of the North 300 feet of Government Lot 14 in Section 6, Township 35 North, Range 11 E.W.M., EXCEPT State Highway right-of-way.

TOGETHER WITH that certain 1972 Sierra 46x28 Mobile Home V95475 located thereon.

Situate in the County of Skagit, State of Washington.

P63020: 3868-004-052-0004:

Lot 52, Block D, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1, as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY, WASH
FILED

NOV 21 2025

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

Estate of GRETCHEN M STEWART:

NO. 25-4-00609-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of GRETCHEN M STEWART deceased, was on November 20, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that **BRENDA STEWART** is appointed executor thereon, and whereas, said **BRENDA STEWART** has duly qualified,

Now therefore, know all persons by these presents, that we do hereby authorize the said **BRENDA STEWART** to execute said will according to law.

Witness my hand and the seal of said court, November 21, 2025.

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk

