

FILED FOR RECORD AT REQUEST OF:

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

WHEN RECORDED RETURN TO:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20251218
Date 04/23/2025

PERSONAL REPRESENTATIVE'S DEED

(Distribution of Real Property from Testate Estate)

GRANTOR: SUSAN WATSON, as Personal Representative
of the Estate of ANN M. WATSON (aka MILDRED A. WATSON)
GRANTEE: SUSAN WATSON, as her separate property
LEGAL DESCRIPTION: Thunderbird, Lot 27 (Full legal description on page 1)
PARCEL NO.: P54494
REFERENCE NO.: 201201130100 (Rerecord of Affidavit Re: Community Property Agreement)

1. **GRANTOR.** I, SUSAN WATSON, am the duly appointed, qualified, and acting Personal Representative of the estate of ANN M. WATSON, deceased, Whatcom County, Washington, Superior Court Cause No. 24-4-00627-29. See certified Letters Testamentary attached hereto as Exhibit A.
2. **GRANTEE.** The Grantee is SUSAN WATSON, the beneficiary of Decedent's Estate, *as her separate property,*
3. **DECEDENT'S ESTATE.** Decedent, ANN M. WATSON, *who previously obtained title as MILDRED A. WATSON* died on August 14, 2024, with a validly executed Last Will and Testament dated June 8, 2023. On November 25, 2024, 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:

LOT 27, "THUNDERBIRD" AS PER PLAT RECORDED IN VOLUME 9 OF
PLATS, PAGES 34 AND 35, RECORDS OF SKAGIT COUNTY.

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 SUSAN WATSON, as her separate property, 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 16 day of April, 2025.

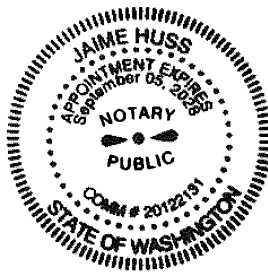
Estate of Ann M. Watson, Deceased

Susan Watson
By: Susan Watson, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Susan Watson 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 16 day of April, 2025.



Jaime Huss
(Signature)
Jaime Huss
(Printed Name)
Notary Public in and for the
State of Washington
Residing in Wafu Bank
My commission expires: 09/05/2028

24-4-00627-29
LTRTS 6
Letters Testamentary
17828998

**"Exhibit A"****FILED**

Skagit County Clerk
Skagit County, WA
11/25/2024

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of ANN M WATSON:	No. 24-4-00627-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of ANN M WATSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 22, 2024.
- 1.2 In that will SUSAN WATSON is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SUSAN WATSON is authorized by this court to execute the will of the above decedent according to law.

DATED 11/25/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Mallchok, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case, which was entered of record on November 22, 2024.

I further certify that these letters are now in full force and effect.

DATED: 12-3-2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

DEANNA MALLCHOK

