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04/01/2026 03:29 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026-0944
APR 1 2026

Amount Paid \$-0
Skagit Co. Treasurer
By  Deputy

After recording mail to:

Stiles & Lehr Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): Janice Hamilton and Neil Hamilton, Co-Personal Representatives of the Estate of Lynn Hamilton, deceased
Grantee(s): Lore Schmidt as their separate property
Legal: 1 - 3. BINGHAM AC PTN LTS 1 TO 7
4. PTN GVT LT 3, SCT 23, TWP 35 N, R10E, WM
Parcel No.: 1. P62151 / 3864-001-000-0312
2. P62149 / 3864-001-000-0205
3. P62168 / 3864-001-000-2003
4. P45484 / 351023-0-006-0004

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantors, Janice Hamilton and Neil Hamilton, are the duly appointed, qualified and acting co-personal representatives of the Estate of Lynn Hamilton, deceased.

2. **ESTATE.** Lynn Hamilton died on 07/26/2025. On the estate was admitted to probate and Grantors were appointed co-personal representatives in the State of Washington Superior Court of Skagit County in Cause No. 25-4-00539-29.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on in the Probate Proceedings, Grantors were authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Lynn Hamilton was interest in the real property described as follows:

P62151 / 3864-001-000-0312, P62149 / 3864-001-000-0205 & P62168 / 3864-001-000-2003

That portion of Block 1, Plat of Bingham Acreage, Skagit County, as recorded in Volume 4 of Plats, page 24, records of Skagit County, as legally described on Exhibit "B" incorporated herein by this reference.

P45484 / 351023-0-006-0004

That portion of Government Lot 3, Section 23, Township 35 North, Range 10 East W.M., described as follows:

Commencing at a point on the North line of said Lot 3, a distance of 330 feet West of the Northeast corner of said Lot; thence South, parallel to the East line of said Lot, 416 feet; thence West, parallel to the North line of said Lot, 208 feet; thence North, parallel to the East line of said Lot, 416 feet, to the North line thereof; thence East to the place of beginning; EXCEPT State Highway along the North line thereof.

TOGETHER WITH; That certain 1972 Flamingo Mobile Home, 60/12ST, VIN#V6925, together with all fixtures and appurtenances thereto.

Situate in the County of Skagit, State of Washington.

5. **CONVEYANCE:** Grantors hereby convey and quitclaim to Lore Schmidt, as their separate property, the above-described property, together with all after acquired title of the grantor therein.

6. **LIMITATION OF COVENANTS.** Grantors expressly limit the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: 3/31/, 2026.


Janice Hamilton

Co-Personal Representative of the
Estate of Lynn Hamilton, deceased,
and not in their individual capacity


Neil Hamilton

Co-Personal Representative of the
Estate of Lynn Hamilton, deceased,
and not in their individual capacity

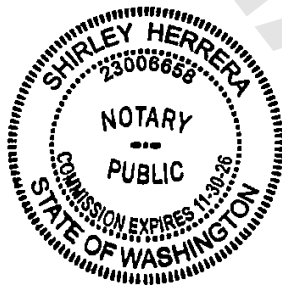
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this 31 day of March, 2026, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Janice Hamilton** and **Neil Hamilton**, to me known to be the individuals who signed as Co-Personal Representatives of the Estate of Lynn Hamilton, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be their free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that they was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.




NOTARY PUBLIC in and for the
State of Washington

residing at: 111 Vernon, WA

My appointment expires: 11/30/26

25-4-00539-29
LTRTS 10
Letters Testamentary
19752370



SKAGIT COUNTY, WASH
FILED

OCT 17 2025

MELISSA BEATON, CO. CLERK
Deputy

SUPERIOR COURT OF WASHINGTON
FOR SKAGIT COUNTY

Estate of LYNN HAMILTON:

NO. 25-4-00539-29

LETTERS TESTAMENTARY
(LTRTS)

Whereas, the Last Will and Testament of LYNN HAMILTON deceased, was on October 17, 2025, duly exhibited, proven, and recorded in our said superior court,

Whereas, it appears in and by said Will that NEIL HAMILTON and JANICE HAMILTON are appointed co-personal representatives thereon, and whereas, said NEIL HAMILTON and JANICE HAMILTON have duly qualified,

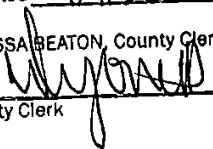
Now therefore, know all persons by these presents, that we do hereby authorize the said NEIL HAMILTON and JANICE HAMILTON to execute said will according to law.

Witness my hand and the seal of said court, October 17, 2025.

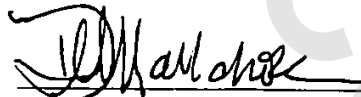
I, MELISSA BEATON, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 4/1/26



MELISSA BEATON, County Clerk

By: 
Deputy Clerk

Melissa Beaton, County Clerk
Clerk of the Superior Court



By Deanna Mallchok Deputy Clerk



Letters Testamentary

RCW 11.28.090

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