

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20260953  
Date 04/02/2026

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

### **BARGAIN AND SALE DEED**

THE GRANTOR, SHIRLEY J. FORSMAN, individually and as Personal Representative of the Estate of EDWARD A. FORSMAN, Deceased, per Skagit County Superior Court Cause No. 23-4-00528-29, for and in consideration of inheritance, bargains, sells, and conveys to SHIRLEY J. FORSMAN, a single woman, as her separate estate, an undivided one-half fractional interest as tenant in common; to LISA WHITE, a married woman, as her separate estate, an undivided one-eighth fractional interest as tenant in common; to ARNOLD FORSMAN, a married man, as to his separate estate, an undivided one-eighth fractional interest as tenant in common; to KRISTINA COONQUIST, a married woman, as her separate estate, an undivided one-eighth fractional interest as tenant in common; and to LAURA BOERNER, a married woman, as her separate estate, an undivided one-eighth fractional interest as tenant in common, as GRANTEES in and to that certain real property situated in the County of Skagit, State of Washington, and legally described as follows:

Lot 13, PLAT OF WESTWOOD PUD, according to the plat thereof, recorded in Volume 16 of Plats, Pages 152 and 153, records of Skagit County, Washington.

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

AND SUBJECT TO a life estate in SHIRLEY J. FORSMAN, a single woman.

Tax Parcel Number(s): 4688-000-013-0000; P110964

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, she will forever warrant and defend the said described real estate.

Dated: 23 March 2026

Estate of EDWARD A. FORSMAN, Deceased

Shirley J. Forsman  
SHIRLEY J. FORSMAN

Shirley J. Forsman  
SHIRLEY J. FORSMAN, Personal  
Representative

State of Washington )

)ss

County of Skagit )

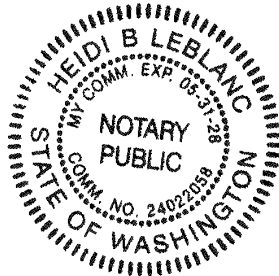
I certify that I know or have satisfactory evidence that SHIRLEY J. FORSMAN is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of EDWARD A. FORSMAN, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3/23/2026

Heidi B. LeBlanc

Notary Public Heidi B. LeBlanc

My commission expires: 05/31/2028



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk  
Skagit County, WA  
10/03/2023

Estate of EDWARD A. FORSMAN:

No. 23-4-00528-29

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of EDWARD A. FORSMAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on September 29, 2023.
- 1.2 In that will SHIRLEY J. FORSMAN is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 10/03/2023.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kenneth Pemberton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON

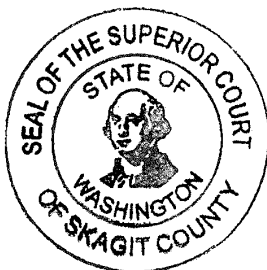
COUNTY OF SKAGIT

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 September 29, 2023.

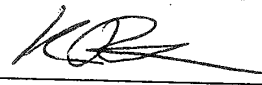
I further certify that these letters are now in full force and effect.

DATED: 10/03/2023



MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

  
Deputy Clerk