



202606050131

06/05/2026 11:47 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Philip Ware and Elise DeAlmeida
2990 Canal Circle
East Helena, MT 59635

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1725
JUN 5 2026

Amount Paid \$ 5205.00
Skagit Co. Treasurer
By  Deputy

PERSONAL REPRESENTATIVE DEED
(Bargain and Sale – RCW 64.04.040)

60036751-352
Land Title and Escrow (B)

THE GRANTOR(S)
Timothy J. Thomas, Executor of The Estate of Ruth M. Thomas

for and in consideration of
Ten Dollars and Other Good and Valuable Consideration

in hand paid, bargains, sells, and conveys to
Philip Ware, an unmarried person, and Elise DeAlmeida, an unmarried person

the following described real estate, situated in the County of Skagit State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Lot 1, Short Plat No. 95-008, AFN: 200704040083 (Ptn. West 1/2, Sec. 17-33-5 EWM)

Tax Parcel Number(s): 330517-0-001-0006/P18092 & 330517-0-001-0700/P126748

Dated: 5/29/2026

The Estate of Ruth M. Thomas

By: [Signature]
Timothy J. Thomas, Executor

STATE OF WASHINGTON

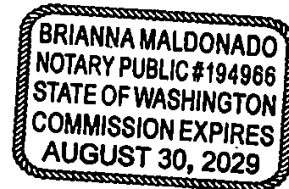
COUNTY OF SkagitThis record was acknowledged before me on this 29 day of May, 2026, by
Timothy J. Thomas, Executor of The Estate of Ruth M. Thomas.Became ill
SignatureNotary Public
TitleMy commission expires: Aug 30 2029

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 25177 Triple Creek Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): 330517-0-001-0006/P18092 & 330517-0-001-0700/P126748

Property Description:

Lot 1, Short Plat No. 95-008, approved on July 7, 1997, recorded on July 15, 1997, under Auditor's File No. 9707150040, records of Skagit County, Washington, being a portion of the West 1/2 of Section 17, Township 33 North, Range 5 East of the Willamette Meridian,

EXCEPT the following:

That portion of Lot 1, Short Plat No. 95-008 recorded in Volume 13 of Short Plats, pages 20-21 (inclusive), under Skagit County Auditor's File No. 9707150040, being in portions of the Northwest 1/4 and the Southwest 1/4 of Section 17, Township 33 North, Range 5 East of the Willamette Meridian lying Southeasterly of the following described line:

Commencing at the Easterly most corner common to Lots 1 and 4 of said Short Plat No. 95-008, also being a point on the Westerly margin of the Northern Pacific Railroad right-of-way and being on the East-West center line of said Section 17, Township 33 North, Range 5 East of the Willamette Meridian;
thence South 89°23'42" West along said line common to said Lots 1 and 4, also being the East-West centerline of said Section 17 for a distance of 409.92 feet and being the true point of beginning of said line description;
thence South 57°24'07" West for a distance of 744.49 feet, more or less, to the Southwesterly line of said Lot 1, Short Plat No. 95-008 being on the agreement line between Thomas and Lindquist per Boundary Line Adjustment Deeds recorded under Skagit County Auditor's File Nos. 9410050066 and 9410050067 and being the terminus of said line description.

Situate in the County of Skagit, State of Washington.