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07/22/2026 10:48 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026.2320
JUL 22 2026
Amount Paid $ 0
Skagit Co. Treasurer
By LT 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): Janice Hamilton as their separate property
Legal: 1. LT 12, NELSON-OSLON REPLAT, LTS 14 & 17, BLK 138
2. LT 13, NELSON-OLSON REPLAT, LTS 14 & 17, BLK 138
Parcel No.: 1. P72757 / 4090-000-012-0017
2. P72758 / 4090-000-013-0008

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:

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Tract 12, and an undivided ½ interest in Tract "A", of "NELSON-OLSON REPLAT OF LOTS 14 AND 17, BLOCK 138, FIRST ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 2, of the records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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Tract 7, EXCEPT the South 150 feet thereof; all of Tract 13 and an undivided ¼ interest in that certain access road between lots 7 and 8, shown as Tract "A" of "NELSON-OLSON REPLAT OF LOTS 14 and 17, Block 138, FIRST ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, page 2, records of Skagit County.

Situate in the County of Skagit, State of Washington.

5. **CONVEYANCE:** Grantors hereby convey and quitclaim to Janice Hamilton, 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: 7/15, 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)
COUNTY OF SKAGIT) ss.

On this 15 day of July, 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.

SHERI M GODIN-PAULSEN NOTARY PUBLIC COMM. NO. 156716 COMM. EXP. 11/15/2027 STATE OF WASHINGTON

NOTARY PUBLIC in and for the
State of Washington
residing at: Clearlake WA
My appointment expires: 11-15-27

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 10/17/25

SEAL OF THE SUPERIOR COURT STATE OF WASHINGTON OF SKAGIT COUNTY

MELISSA BEATON, County Clerk
By: Deputy Clerk

Melissa Beaton, County Clerk
Clerk of the Superior Court

By Deanna Mallchok Deputy Clerk

SEAL OF THE SUPERIOR COURT STATE OF WASHINGTON REGISTERED OF SKAGIT COUNTY

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