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09/14/2026 11:53 AM Pages: 1 of 3 Fees: $305.50
Skagit County Auditor, WA

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Return Address:

Kara Kalenius Novak
Montgomery Purdue PLLC
601 Union Street, Suite 1300
Seattle, WA 98101-1363

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20263008
Date 09/14/2026

PERSONAL REPRESENTATIVE'S DEED

Reference Number(s) of related document(s): N/A

Grantor: Cathryn Lee Griffith, Personal Representative of the Estate of James Edward Griffith

Grantee: Cathryn Lee Griffith, an unmarried person

Legal Description (abbreviated): Lot 25, Northsound Estates No. 1, Vol. 9 of Plats

Full legal on pages 1-2.

Assessor's Tax Parcel ID Number: 3962-000-025-0001

Cathryn Lee Griffith, Personal Representative of the Estate of James Edward Griffith ("Grantor"), acting in said fiduciary capacity with nonintervention powers granted by order entered on November 24, 2025, King County Superior Court cause number 25-4-08201-3 SEA, conveys and quit claims to Cathryn Lee Griffith, an unmarried person, all of the Estate's interest in the real property situated in Skagit County, Washington, which is legally described below, including any interest therein which Grantor may hereafter acquire. As a result of this conveyance, Cathryn Lee Griffith, an unmarried person, will own an undivided 100% interest in the property legally described as follows:

PARCEL "A":
Tract 25, "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the private road designated for the use of Lots 24, 25 and 29, or the face of the plat of "NORTHSOUND ESTATES NO. 1", lying Southeasterly of the Southwesterly curve of the cul-de-sac at the East end of Obstruction Drive, in said plat, and Easterly of Lot 25 of said plat and Northerly of the Easterly extension of the Southerly line of Lot 25 of said plat, and Westerly of the following described centerline of said private road as shown on said plat:

Beginning at a point on the Southeasterly line of the cul-de-sac at the East end of Obstruction Drive as shown in said plat of "NORTHSOUND ESTATES NO. 1", as per plat recorded in Volume 9 of Plats, pages 6 and 7, records of Skagit County, Washington, at a point which is an arc distance of 31.09 feet Northeasterly of the Northeasterly corner of said Lot 25 as measured along the outer edge of said cul-de-sac and an arc distance of 36.80 feet Southwesterly of the Westerly-most corner of Lot 24 of said plat as measured along the outer edge of said cul-de-sac;
thence Southerly along a curve to the right which has a radius of 105 feet through a central angle of 73 degrees 33'20" an arc distance of 134.80 feet; thence South 20 degrees 58' West 313.24 feet to a point on the Northwesterly boundary of Harvey Smith Road, now known as the Avon-Allen Road, said point being the terminus of this description.

Situate in the County of Skagit, State of Washington.

Dated Sept 4, 2026.

By: Cathryn Lee Griffith
Cathryn Lee Griffith, Personal Representative of the Estate of James Edward Griffith

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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

This record was acknowledged before me on September 4th, 2026 by Cathryn Lee Griffith, Personal Representative of the Estate of James Edward Griffith.

Notary Public
State of Washington
GRATIANNE E MARTIN
COMMISSION# 160147
MY COMMISSION EXPIRES
May 27, 2028

Notarial Stamp/Seal

Gratianne E Martin

Name: Gratianne E Martin
NOTARY PUBLIC, State of Washington
My appointment expires May 27th 2028

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