

AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY  
P.O. BOX 416  
EDMONDS, WA 98020-0416



200003020010

Kathy Hill, Skagit County Auditor  
3/2/2000 Page 1 of 5 8:48:08AM

(DEED)

Reference numbers of related documents: N/A  
on page(s) \_\_\_\_\_ of document

Grantor(s):

1. BERGER, Betty Lou,  
Personal Representative of the Estate of Roy M. Berger, Deceased as to  
Decedent's Community Property
2. HANSEN, Ronald B., and  
MATTER, Robert, Co-Personal Representatives of the Estate of Roy M.  
Berger, Deceased as to Decedent's Separate Property

Grantee(s):

1. BERGER, Betty Lou

Legal Description:

1. Portion of the N/E 1/4 of the SW 1/4 of Section 19, Township 35  
North, Range 6 East, W.M., Skagit County, WA.
2. Additional legal description is on page(s) 2 and 3 of document

Assessor's Property Tax Parcel Account Number(s): 350619-0-015-0005

34113  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 1 2000

Amount Paid \$ -0-  
Skagit County Treasurer  
By: Deputy

PERSONAL REPRESENTATIVE'S DEED

1. GRANTORS. The undersigned Grantors, BETTY LOU BERGER, is the duly appointed, qualified and acting personal representative of the Estate of ROY M. BERGER, deceased and is entitled to administer decedent's community property estate; RONALD B. HANSEN and ROBERT MATTER, are the duly appointed, qualified and acting co-personal representatives of the Estate of ROY M. BERGER, deceased and are entitled to administer decedent's separate property estate.

2. ESTATE. ROY M. BERGER died April 20, 1994 and BETTY LOU BERGER was appointed personal representative on May 31, 1994 in the State of Washington Superior Court for San Juan County in Probate No. 94-4-05019-1. RONALD B. HANSEN and ROBERT MATTER were appointed co-personal representatives on August 4, 1997 in Probate No. 94-4-05019-1.

3. NONINTERVENTION POWERS. By Order of Solvency entered on May 31, 1994 and by Amended Order of Solvency entered on August 4, 1997 in the probate proceedings, Grantors were authorized to administer and settle decedent's community and separate property estate without further court intervention or supervision.

4. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of ROY M. BERGER, deceased, was the decedent's community interest in the real property described as follows:

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF COUNTY ROAD 20 FEET WEST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED BY SAM L. SIDEBOTTOM AND DOROTHY G. SIDEBOTTOM TO PIERRE MANDELL BY DEED



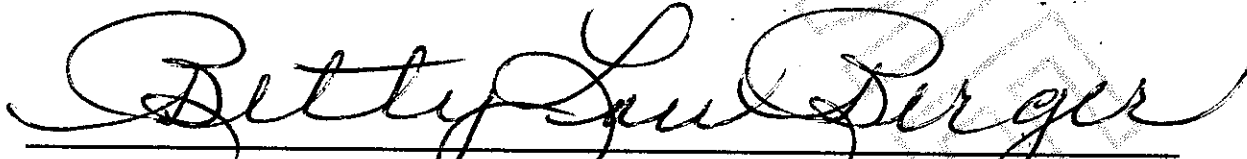
DATED MARCH 31, 1961, AND RECORDED ON APRIL 6, 1961, UNDER AUDITOR'S FILE NO. 606114; THENCE NORTH PARALLEL WITH SAID EAST LINE 300 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE COUNTY ROAD 230; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE ABOVE DESCRIBED TRACT 300 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

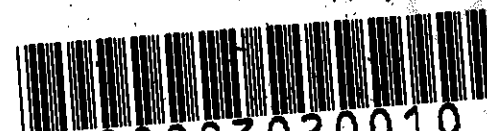
5. CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantors hereby confirm and quitclaim to **BETTY LOU BERGER** an undivided one-half ( $\frac{1}{2}$ ) interest in the described community property which interest represents the surviving spouse's one-half ( $\frac{1}{2}$ ) interest in the property which was community property of ROY M. BERGER and BETTY LOU BERGER at the time of the death of ROY M. BERGER.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantors hereby bargain, sell, and convey to BETTY LOU BERGER decedent's undivided one-half ( $\frac{1}{2}$ ) interest in the described community property which interest represents the decedent's one-half ( $\frac{1}{2}$ ) interest in the property at the time of decedent's death.

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

DATED: 2/28, 2000.

  
BETTY LOU BERGER, as Personal Representative of  
the Estate of ROY M. BERGER, deceased, and  
not in her individual capacity.



Ronald B Hansen P.R.

RONALD B. HANSEN, as Co-Personal Representative  
of the Estate of ROY M. BERGER, deceased.

Robert Matter

ROBERT MATTER, as Co-Personal Representative of  
the Estate of ROY M. BERGER, deceased.

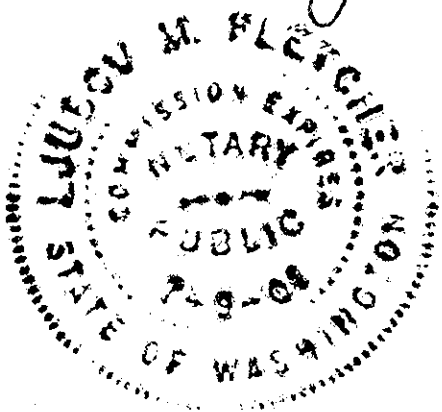
STATE OF WASHINGTON)

)ss.

County of Snohomish )

On this day personally appeared before me BETTY LOU BERGER, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of ROY M. BERGER, deceased, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 28<sup>th</sup> day of February, 2000.



Lyubov M. Fletcher

Lyubov M. Fletcher

(print name)

NOTARY PUBLIC in and for the State of Washington,  
residing at Pierce County

My appointment expires: 07-09-2001



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Kathy Hill, Skagit County Auditor

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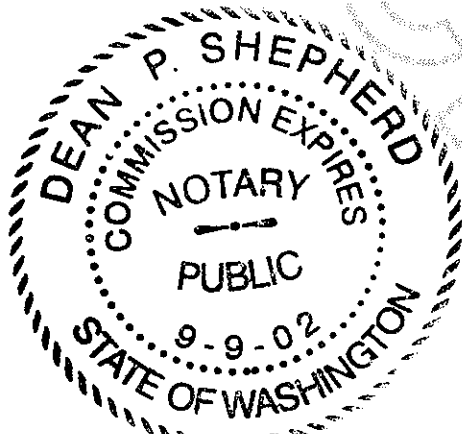
STATE OF WASHINGTON)

)ss.

County of Snohomish )

On this day personally appeared before me RONALD B. HANSEN, to me known to be the individual described in and who executed the within and foregoing instrument as Co-Personal Representative of the Estate of ROY M. BERGER, deceased, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25<sup>th</sup> day of February, 2000.



Dean P. Shepherd

DEAN P. SHEPHERD,  
NOTARY PUBLIC in and for the State of Washington,  
residing at Edmonds.

My appointment expires: 09/09/02

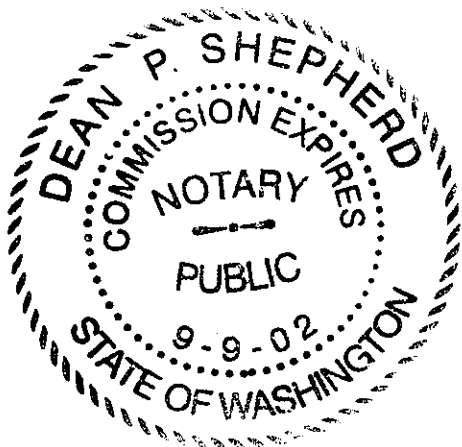
STATE OF WASHINGTON)

)ss.

County of Snohomish )

On this day personally appeared before me ROBERT MATTER, to me known to be the individual described in and who executed the within and foregoing instrument as Co-Personal Representative of the Estate of ROY M. BERGER, deceased, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 25<sup>th</sup> day of February, 2000.



Dean P. Shepherd

DEAN P. SHEPHERD,  
NOTARY PUBLIC in and for the State of Washington,  
residing at Edmonds.

My appointment expires: 09/09/02

