

AFTER RECORDING RETURN TO:

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



200003300001

Kathy Hill, Skagit County Auditor  
3/30/2000 Page 1 of 7 8:31:00AM

(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 Separated Property

Grantee(s):

1. BERGER, Betty Lou

Legal Description:

1. Government Lots 3 and 4; the SE 1/4 of the NW 1/4; Except the E 15  
acres thereof; and the NE 1/4 of SW 1/4; Except the E 15 acres thereof,  
all in Section 19, Township 35 N., Range 6 E.W.M., Skagit Co., WA.
2. Additional legal description is on page(s) 6 and 7 of document

Assessor's Property Tax Parcel Account Number(s):

350619-0-017-0003;  
350619-3-002-0004;  
350619-2-002-0006;  
350619-0-004-0107.

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID \$ 34510  
MAR 29 2000  
Amount Paid \$ —  
Skagit County Treasurer  
By: [Signature] 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 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 in Exhibit "A" attached hereto.
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.



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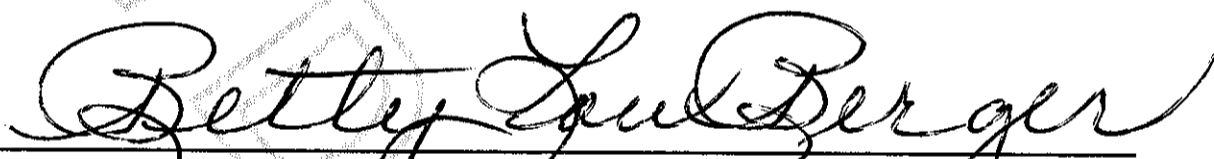
Kathy Hill, Skagit County Auditor

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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.

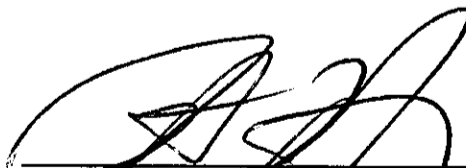
DATED: 2/28, 2000.



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



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



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

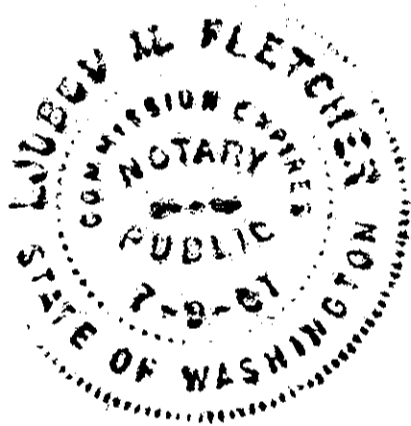


STATE OF WASHINGTON)

County of King )ss.  
)

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

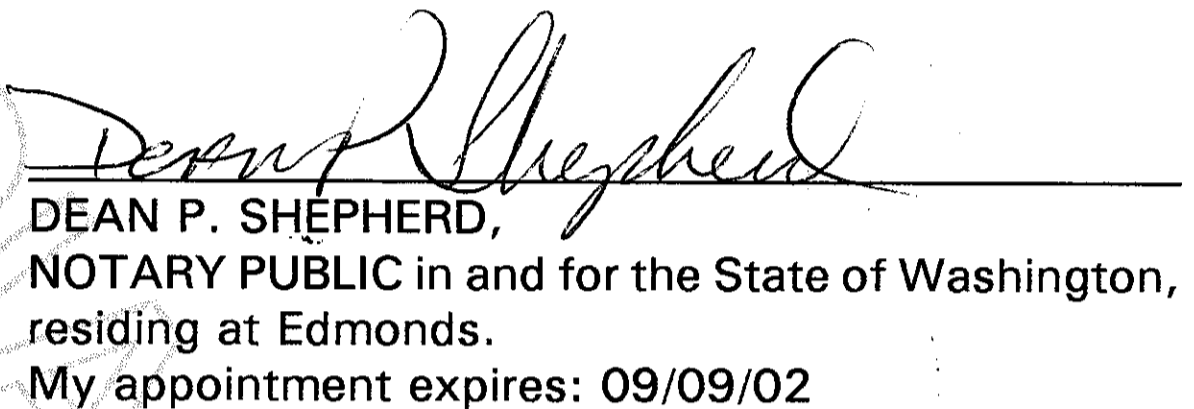
STATE OF WASHINGTON)

County of Snohomish )ss.  
)

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,



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



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.

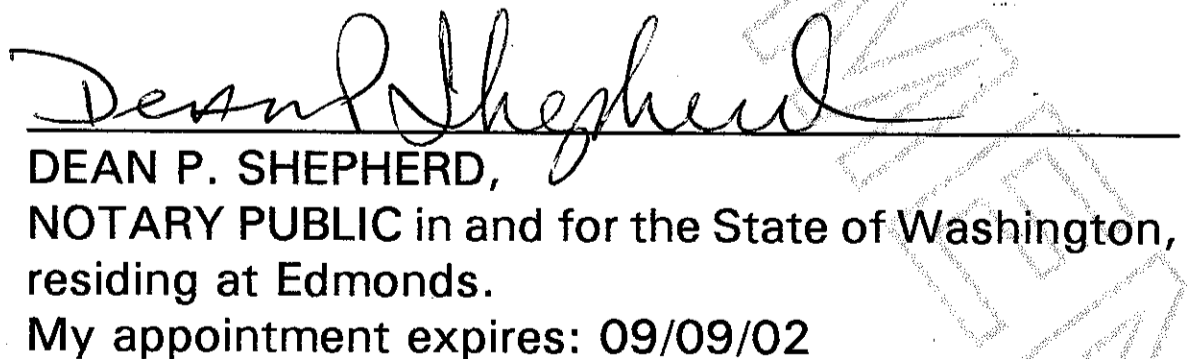


EXHIBIT "A"

Government Lots 3 and 4; the Southeast 1/4 of the Northwest 1/4; EXCEPT the East 15 acres thereof; and the Northeast 1/4 of the Southwest 1/4; EXCEPT the East 15 acres thereof; all in Section 19, Township 35 North, Range 6 East W.M.

EXCEPTING from the above described premises Walberg Road and the following tracts:

- 1) Beginning at a point on the North line of the County road 20 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence North parallel with the said West line, a distance of 300 feet; thence West parallel with the North line of the County road, 230 feet; thence South parallel with said West line, a distance of 300 feet, more or less, to the North line of the County road; thence East along said North line to the point of beginning.
- 2) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Westerly on a line parallel to the said South boundary of said Northeast 1/4 of the Southwest 1/4, a distance of 310 feet; thence Southerly along a line parallel to said centerline of said Section 19, a distance of 250 feet; thence Easterly along said South boundary of said Northeast 1/4 of the Southwest 1/4 a distance of 310 feet, more or less, to the point of beginning.
- 3) Commencing at a point 987.4 feet West of the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 19 on the South boundary of said Northeast 1/4 of the Southwest 1/4; thence Northerly on a line parallel to the centerline of said Section 19, a distance of 250 feet; thence Easterly on a line parallel said South boundary of said Northeast 1/4 of the Southwest 1/4 to a point that is 250 feet West of the West line of the East 15 acres of the Northeast 1/4 of the Southwest 1/4 of said Section 19; thence South parallel with said West line to the South boundary of said Northwest 1/4 of the Southwest 1/4; thence West to the point of beginning.
- 4) That portion of Government Lots 3, 4 and 5, Section 19, Township 35 North, Range 6 East W.M., described as follows:  
Commencing at the Southwest corner of said Section 19; thence North  $0^{\circ}03'19''$



West, 988.86 feet along the West line of said Section 19 to an intersection with the Northerly margin of the Walberg Road as described in Deed to Skagit County for road purposes recorded January 31, 1961, under Auditor's File No. 603631, said intersection being the true point of beginning; thence Northeasterly along said Northerly margin being an arc of a curve having a radius of 603.00 feet and an initial tangent bearing of North 20°55'52" East through a central angle of 70°19'12", an arc distance of 740.07 feet to a point of tangency; thence South 88°44'56" East, 570.00 feet along said Northerly margin; thence North 40°22'40" West, 99.00 feet; thence North 0°03'19" West, 1991.2 feet to the centerline of an existing slough; thence Southwesterly along the centerline of said slough to an intersection with said West line of Section 19; thence South 0°03'19" East, 1157.0 feet along said West line to the true point of beginning. TOGETHER WITH that certain 30 foot wide non-exclusive easement for ingress, egress and utilities as said easement is set forth and reserved in document recorded December 3, 1986, under Auditor's File No. 8612030065, records of Skagit County, Washington.

