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Kathy Hill, Skagit County Auditor

8/3/2000 Page 1 of 4 2:16:25PM

**Return Address:**

Thomas C. Gores, Esq.  
Gores & Blais, P.S.  
Suite 2600  
1420 Fifth Avenue  
Seattle WA 98101-4049

**Document title(s) (or transactions contained therein):**

Personal Representative's Quit Claim Deed

**Reference number(s) of document assigned or released:**

N/A

**Grantor(s) [last name, then first name and initial(s)]:**

Bradley, Martha W. - Estate of

**Grantee(s) [last name, then first name and initial(s)]:**

Bradley, Robert A.

**Legal description (abbreviated: i.e., lot, block, plat or section, township, range):**

ORCHARD BEACH TRS TDLNDS INFR OF & TR 19, TGW BEG ON HI-WTR LI  
PADILLA BAY WH IS 779.60 FT N & 186.69 FT E OF SW C LT 2-THE S LI LT 2  
BEARS E & W-TH S 25-30 W 184.21 FT TH N 64-30 W 80.0 FT M/L TO ELY LI TR  
19 - ORCHARD BCH TRS-TH N 20-52 E ALG ELY, SKAGIT COUNTY,  
WASHINGTON, as more fully described on Exhibit A attached

**Assessor's property tax parcel/account number(s):**

P67731 and P47321

After recording, return to:

Thomas C. Gores, Esq.  
Gores & Blais, P.S.  
Suite 2600  
1420 Fifth Avenue  
Seattle WA 98101-4049  
(206) 628-2828

### PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

1. GRANTOR. The undersigned Grantor, ROBERT A. BRADLEY, is the surviving spouse and the duly appointed, qualified and acting Personal Representative of the Estate of Martha W. Bradley, deceased.

2. ESTATE. MARTHA W. BRADLEY ("Decedent") died August 12, 1999 and ROBERT A. BRADLEY was appointed Personal Representative on August 17, 1999 in the State of Washington Superior Court for King County in Cause No. 99-4-04163-9SEA ("probate proceedings").

3. NONINTERVENTION POWERS. By Order of Solvency entered on August 17, 1999 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of Martha W. Bradley, deceased, was community real property described as follows (the "Described Community Property"):

See legal description attached hereto as Exhibit A and incorporated herein by this reference.

5. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and confirms to Grantee, ROBERT A. BRADLEY, a single person, an undivided one-half interest in the Described Community Property, which interest represents the surviving spouse's one-half interest in the property, which was the community property of MARTHA W. BRADLEY and ROBERT A. BRADLEY at the time of the death of MARTHA W. BRADLEY.



6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and quit claims to Grantee, ROBERT A. BRADLEY, a single person, an undivided one-half interest in the Described Community Property, which interest represents the Decedent's one-half interest in the property at the time of Decedent's death.

7. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by other implication.

DATED: July 10, 2000.

36594  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 03 2000

Amount Paid \$ 0  
By Skagit Co. Treasurer Deputy

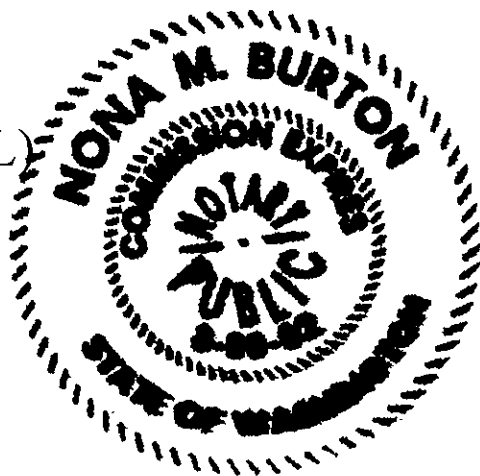
Robert A. Bradley  
Robert A. Bradley, Personal Representative of  
the Estate of Martha W. Bradley, Deceased

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that ROBERT A. BRADLEY signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Martha W. Bradley, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: July 10, 2000.

(SEAL)



Nona M. Burton  
Printed name: Nona M. Burton  
Notary Public in and for the State of  
Washington, residing at Auburn, WA  
My appointment expires 8-8-02



## EXHIBIT A

### PARCEL "A":

Tract 19, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in the office of the Auditor of Skagit County, Washington in Volume 4 of Plats, page 45, TOGETHER WITH all tidelands of the second class as conveyed by the State of Washington, situate in front of, adjacent to or abutting thereon; EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

### PARCEL "B":

That portion of Government Lot 2 of Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay which is 779.60 feet North and 186.69 feet East of the Southwest corner of said Lot 2; (the South line of said Lot 2 bears East and West) thence South 25°30' West 184.21 feet; thence North 64°30' West 80 feet, more or less, to the Easterly line of Tract 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in the office of the Auditor of Skagit County, Washington, in Volume 4 of Plats, page 45; thence North 20°52' East along the Easterly line of said Tract 19, 173.58 feet to the high water line of Padilla Bay; thence Southeasterly along said high water line to the point of beginning; TOGETHER WITH all tidelands of the second class as conveyed by the State of Washington, situate in front of adjacent to, or abutting thereon, EXCEPT mineral rights as reserved by the State of Washington by deeds recorded under Auditor's File Nos. 90941, 91545 and 192740, records of Skagit County.

EXCEPT that portion of the above Parcels "A" and "B", if any, lying within the boundaries of that certain tract conveyed to Stephen Dunthorne, et ux, by deed dated August 30, 1951 and recorded October 8, 1951, under Auditor's File No. 466622, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, reservations, restrictions, covenants, encumbrances and conditions of record.

