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Kathy Hill, Skagit County Auditor

8/3/2000 Page 1 of 4 2:17:05PM

**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 BEG ON S LI TR 19 TH S 69-08 E 150.0 FT FR SW C  
THOF TH S 20-52 W 250.0 FT TH N 69-08 W 350.0 FT TO SELY LI CERTAIN TR T  
HN 59-31-40 E ALG SELY LI SD VONNEGUT TR 310.16 FT TO SW C SD TR 19 TH  
S, TGW ORCHARD BEACH TRS TAX 6 BAAP ON THE E LI OF SD GOV LOT 1  
341.58' N OF THE SE COR THOF TH N 1 DEG 25'30" E ALG E LI OF SD GOV LOT  
1 288.0' M/L TO THE SW'LY LI OF 19 PLAT OF ORCHARDS BEACH TRS TH N  
69 DEG, SKAGIT COUNTY, WASHINGTON, as more fully described on Exhibit A  
attached

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

P67551 and P67743

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.

36595  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

AUG 03 2000

Amount Paid \$  
By Skagit Co. Treasurer Deputy  
DC

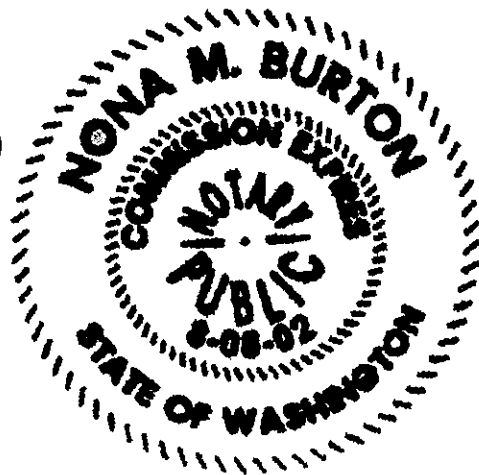
Robert A. Bradley  
Robert A. Bradley, Personal Representative of  
the Estate of Martha W. Bradley, Deceased

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:

That portion of Government Lot 1, Section 31, Township 36 North, Range 2 East W.M., described as follows:

Beginning on the South line of Tract 19, "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington; thence South  $69^{\circ}08'$  East 150.0 feet from the Southwest corner thereof; thence South  $20^{\circ}52'$  West 250.0 feet; thence North  $69^{\circ}08'$  West 350.0 feet to the Southeasterly line of that certain Tract conveyed to Walter A. Vonnegut by Deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File no. 397655, records of said County; thence north  $59^{\circ}31'40''$  East along the Southeasterly line of said Vonnegut Tract, a distance of 320.16 feet to the Southwest corner of said Tract 19; thence South  $69^{\circ}08'$  East along the South line of said Tract 19, 150.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

A tract of land in Government Lot 1, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point of beginning on the East line of said Lot 1, 341.58 feet North of the Southeast corner thereof; thence North  $1^{\circ}25'30''$  East along the East line of said Lot 1, 288.0 feet, more or less, to the Southwesterly line of Lot 19 of "PLAT OF ORCHARD BEACH TRACTS", as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County; thence North  $69^{\circ}08'$  West along the said Southwesterly line of Lot 19, 82.93 feet; thence South  $20^{\circ}52'$  West 250.0 feet; thence Southeasterly 132.0 feet to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

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