

WHEN RECORDED RETURN TO:

William S. Hickman  
Attorney At Law  
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Lynnwood, WA 98037



200304090028

Skagit County Auditor

4/9/2003 Page

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3 8:51AM

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**COVER SHEET  
FOR  
PERSONAL REPRESENTATIVE'S DEED**

Grantor(s): Stephen Michael Ryan, Personal Representative of the Estate  
of Frank C. Ryan

Grantee(s): Cecelia V. Ryan

Legal Description (abbreviated): Lot 10, Block 2, Lake Cavanaugh Subdivision, Division No.  
3, V. 6, P. 25.

Additional legal on page 2.

Assessor's Property Tax Parcel or Account Number: 66961

Reference Numbers of Documents Released: None

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PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned Stephen Michael Ryan (GRANTOR), is the duly appointed, qualified and acting Personal Representative of the Estate of Frank C. Ryan, Deceased.

2. ESTATE. Frank C. Ryan died on October 24, 2001. On November 6, 2001 the Will of Frank C. Ryan was admitted to probate and Grantor was appointed Personal Representative, in the State of Washington Superior Court of King County, Cause No. 01-4-05565-5 SEA (the "Probate Proceedings").

3. NONINTERVENTION POWERS. By Order entered on November 6, 2001, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention of supervision.

4. DESCRIBED REAL PROPERTY. Included among the property of the Estate of Frank C. Ryan, Deceased, was the decedent's interest in real property located in Skagit County, Washington, described as follows:

LOT 10, Block 2, LAKE CAVANAUGH SUBDIVISION, Division No. 3, according to the plat recorded in Volume 6 of Plats, pages 25 to 31 inclusive, records of Skagit County, Washington

(the "Described Real Property")

5. WILL PROVISION; CONSIDERATION. This conveyance is made in consideration of distribution of the Decedent's estate as provided in his Will.

6. CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED REAL PROPERTY. Grantor hereby confirms and quit claims to CECELIA V. RYAN, an undivided one-half interest in the Described Real Property, which interest represents the surviving spouse's one-half interest in the property which was community property of Frank C. Ryan and Cecelia V. Ryan at the time of Frank C. Ryan's death.

7. CONVEYANCE OF INTEREST IN DESCRIBED REAL PROPERTY. Grantor hereby conveys and quit claims to CECELIA V. RYAN, an undivided one-half interest in the Described Real Property (together with all after acquired title of the Grantor therein), which interest represents the Decedent's one-half interest at the time of the Decedent's death.



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