

WHEN RECORDED RETURN TO:

William S. Hickman
Attorney At Law
3400 188th St. SW, Ste. 484
Lynnwood, WA 98037



200304090029

Skagit County Auditor

4/9/2003 Page

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4 8:51AM

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

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

Grantee(s): Cecelia V. Ryan, Trustee of the Frank C. Ryan Credit Trust

Legal Description (abbreviated): Lot 11, Block 1 Lake Cavanaugh Subdivision, Division No.
3, V. 6, P. 25

Assessor's Property Tax Parcel or Account Number: 66786

Reference Numbers of Documents Released: None

PERSONAL REPRESENTATIVES' 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 (the "Described Real Property"):

LOT 11, Block 1, 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

5. WILL PROVISION; CONSIDERATION; NON PRO-RATA DISTRIBUTION. Article 4 of Decedent's Will directs that assets equal to the largest amount that can pass free of the estate tax be held in trust (hereinafter described as the "Frank C. Ryan Credit Trust") for the benefit of Cecelia V. Ryan. Pursuant to RCW 11.02.070, which subjects the whole of the community property to administration, and RCW 11.98.070(15), which authorizes the Personal Representative to make a non pro-rata distribution of assets Cecelia V. Ryan, for herself individually, and Stephen Michael Ryan, as Personal Representative of the Estate of Frank C. Ryan, entered into an agreement to allocate to the Frank C. Ryan Credit Trust all interest in the Described Real Property, both the one-half community property held by Cecelia V. Ryan individually, as surviving spouse, and Decedent's one-half interest.

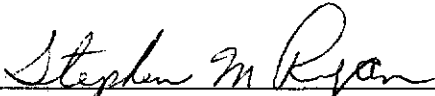
6. CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED REAL PROPERTY. Grantor hereby confirms and quit claims to Cecelia V. Ryan, in her capacity as Trustee of the Frank C. Ryan Credit Trust an undivided one-half interest in the Described Real Property, which interest represents surviving spouse's one-half interest in the property, which was community property to Frank C. Ryan and Cecelia V. Ryan at the time of Frank C. Ryan's death, together with all after acquired title of the Grantor therein.



7. CONVEYANCE OF INTEREST IN DESCRIBED REAL PROPERTY. Grantor hereby conveys and quit claims to Cecelia V. Ryan, in her capacity as Trustee of the Frank C. Ryan Credit Trust, 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.

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


Dated this 15 day of November, 2002


STEPHEN MICHAEL RYAN, Personal Representative
of the Estate of Frank C. Ryan


CECELIA V. RYAN
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

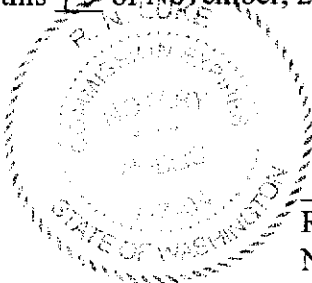
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APR 08 2003


STATE OF WASHINGTON)
COUNTY OF SNOHOMISH) SS.

Amount Paid \$
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that STEPHEN MICHAEL RYAN is the person who appeared before me and said person acknowledged that he 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 Frank C. Ryan, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 15 of November, 2002.




R. N. LUKE
Robert N. Luke
NOTARY PUBLIC in and for the State of Washington
My commission expires: 1-7-2004



200304090029
Skagit County Auditor

STATE OF WASHINGTON)
)
COUNTY OF SNOHOMISH) SS.

I certify that I know or have satisfactory evidence that CECELIA V. RYAN is the person who appeared before me and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mention in the instrument.

Dated this 15 of November, 2002.



A handwritten signature of Robert N. Luke in black ink.

R. N. LUKE

Robert N. Luke

NOTARY PUBLIC in and for the State of Washington

My commission expires: 1-7-2004



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Skagit County Auditor