



200305060016

Skagit County Auditor

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PERSONAL REPRESENTATIVES DEED  
GRANTING LIFE ESTATE AND TERM OF DISTRIBUTION AT TERMINATION

Reference # (If applicable):

Grantor(s): Michael T. Ash as the Personal Representative of the Estate of Richard Martin Ash, Skagit County Case No. 02-4-00262-5

Grantee(s): Richard M. Ash III, a married man, as his separate property and Michael T. Ash, a married man as his separate property

Legal Description (abbreviated): ACREAGE ACCOUNT, ACRES 8.01, TAX 10 BEG AT SE COR OF NW1/2 SW1/4 OF SEC 5 TH W 40 RDS N 80 RDS E 22 RDS S 20 RDS E 24 RDS S 60 R *P19942 RES 0009*  
Assessor's Property Tax Parcel/Account ~~P100020~~/340205-0-012-0300

PERSONAL REPRESENTATIVES DEED

The undersigned Grantor, MICHAEL T. ASH, as the duly appointed, qualified and acting Personal Representative of the Estate of RICHARD MARTIN ASH, Deceased, in Probate Cause No. 02-4-00262-5, in Skagit County Superior Court of Washington, and not in his individual capacity, as a distribution of the estate pursuant to Will, does convey in undivided shares as their separate property to RICHARD M ASH, III and MICHAEL T. ASH, subject to the life estate of MICHAEL T. ASH.

1. Said life estate shall be conditioned on his keeping the real property taxes current, keeping the improvements thereon insured at an amount at least equal to the assessed value of said property, and maintaining the property in reasonable repair, and the provisions of the Last Will and Testament of RICHARD MARTIN ASH (a copy attached) as follows:

2. Upon the death of MICHAEL THOMAS ASH, said real property shall be sold and the net sale proceeds distributed as follows:

2.1 Fifty percent (50%) unto RICHARD MARTIN ASH III. In the event he is deceased at the time of said sale, his share shall be distributed to ELIZABETH YAROSZ if she was married to him at the time of his death. If she was not married to him at said time, his share shall be added to the share of JOSHUA

MICHAEL ASH referred below:

2.2 Twenty-five percent (25%) to JOSHUA MICHAEL ASH;

2.3 Twenty-Five percent (25%) to SUSAN DIANE ASH if she is married to MICHAEL THOMAS ASH at the time of his death. If she is not married to him at said time, her share shall be added to the share of JOSHUA MICHAEL ASH;

3. In the event MICHAEL THOMAS ASH elects to terminate the life estate prior to his death, the real property shall be sold (unless my sons otherwise agree in writing) and net sale proceeds shall be distributed equally to RICHARD MARTIN ASH III and MICHAEL THOMAS ASH. In the event RICHARD MARTIN ASH III is deceased at that time his share shall be distributed as provided in paragraph 2.1 above;

the estate's whole interest in the following described real estate, situated in Skagit County, Washington:

That portion of the Southwest 1/4 of Section 5, Township 34 North, Range 2 East, W.M. more fully described as follows:

Beginning at the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 5;  
Thence West 40 rods;  
thence North 160 rods;  
thence East 22 rods;  
thence South 20 rods, to the true point of beginning;  
thence East 24 rods;  
thence South 60 rods;  
thence West 24 rods;  
thence North 60 rods, to the true point of beginning;

Together with an easement for ingress and egress over and across the South 20 feet of the north 45 feet of the following described property:

Beginning at a point 6 rods East of the Southwest corner of the Northeast quarter up the Southwest quarter of said Section 5;  
thence East 74 rods;  
thence North 43.23 rods;  
thence West 74 rods; thence South 43.23 rods, to the point of beginning



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