

**AFTER FILING RETURN TO:**

Terrance M. Froese  
Attorney at Law  
P.O. Box 999  
Anacortes, Washington 98221



200311120251

Skagit County Auditor

11/12/2003 Page 1 of 3 3:29PM

**MAIL TAX STATEMENTS TO:**

5844  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NAME: JAMES H. STANTON

NOV 12 2003

ADDRESS: 4508 Queen Ann Way  
Anacortes, WA 98221

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *fr* Deputy

M-14208 LAND TITLE COMPANY OF SKAGIT COUNTY

Assessor Parcel No's. P59257; 38200000420002  
Legal: SKYLINE NO 4, LOT 42, SKAGIT COUNTY

**PERSONAL REPRESENTATIVES DEED**

GRANTOR: JAMES H. STANTON, as Personal Representative of the Estate of WINNIFRED M. STANTON, Deceased, Skagit County Cause No. 03-4-00103-1

GRANTEE: JAMES H. STANTON, a single man, as his personal property.

1. GRANTOR. The undersigned Grantor, JAMES H. STANTON, is the duly appointed, qualified and acting personal representative of the Estate of WINNIFRED M. STANTON (the "Estate"). WINNIFRED M. STANTON died on March 18, 2003. Grantor personal representative, JAMES H. STANTON, was appointed on April 15, 2003. The appointment was made in Skagit County Superior Court under cause number 03-4-00103-1 (the "Probate Proceedings"). By Order of Solvency entered on April 15, 2003 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

2. DESCRIBED PROPERTY. Included among the property of the Estate was an undivided community property interest in the real property situated in Skagit County, State of Washington described as follows (the "Described Property"):

See Exhibit "A" attached hereto and incorporated herein.

3. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. In consideration of the Last Will and Testament of WINNIFRED M. STANTON, and in consideration of the laws of the State of Washington, Grantor hereby conveys and quit claims to JAMES H. STANTON, as his separate property, all of Decedent's undivided community property interest in the Described Property.

4. CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY PROPERTY INTEREST IN DESCRIBED PROPERTY. Grantor hereby confirms to JAMES H. STANTON, as surviving spouse, his pre-existing community property interest in the described property.

5. 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: November 4, 2003.

ESTATE OF WINNIFRED M. STANTON

BY: 

JAMES H. STANTON, Personal Representative

STATE OF WASHINGTON

County of Skagit

On this day personally appeared before me JAMES H. STANTON, as the Personal Representative of the Estate of WINNIFRED M. STANTON, deceased, and executed the foregoing instrument, and acknowledged to me that she signed and sealed the same as her free and voluntary act for the uses and purposes therein mentioned.

Subscribed and sworn to before me this 4 day of November 2003.

Terrance M. Froese  
(print name)

NOTARY PUBLIC in and for the  
State of Washington, residing at Anacortes  
My Commission expires: 7-19-03

EXHIBIT A

Lot 42, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington,

SUBJECT TO: The right reserved in the dedication of the Plat to make all necessary slopes for cuts and fills upon the lots in the original reasonable grading of the roads, streets and alleys shown; Covenants, conditions and restrictions contained in Declaration dated November 6, 1968, recorded November 22, 1968, under Auditor's File No. 720542; Easement in favor of Puget Sound Power & Light Company and General Telephone Company of the Northwest and their respective successors and assigns, recorded December 9, 1968, under Auditor's File No. 721184; Provision contained in deeds through which title is claimed by other lot owners in said subdivision from Skyline Associates, which may be notice of a general plan; Easement as disclosed by Plat of said addition.