



200502240124  
Skagit County Auditor

2/24/2005 Page 1 of 3 4:13PM

AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY  
P.O. BOX 416  
EDMONDS, WA 98020-0416

DEED

Reference numbers of related documents: N/A  
on page \_\_\_\_\_ of document

Grantor(s):

1. SHEPHERD, Dean P., as  
Personal Representative of Estate of  
CHARLES W. SHEPHERD, Deceased

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 817  
FEB 24 2005

Amount Paid \$  
By Skagit Co. Treasurer Deputy

Grantee(s):

1. SHEPHERD, Dean P., as Trustee of the  
CHARLES W. SHEPHERD CREDIT TRUST U/W/D 06/05/98

Legal Description:

1. TRACTS 3 AND 4, REVISED SHORT PLAT No. 51-75, VOLUME 1 OF SHORTS  
PLATS, PAGE 117, BEING A PORTION OF NW ¼ OF THE SE ¼ OF SECTION 28,  
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., SITUATE IN CITY OF MOUNT  
VERNON, SKAGIT COUNTY, STATE OF WA.
2. Additional legal description is on page(s) 2 of document

Assessor's Property Tax Parcel Account Number(s): 340428-4-005-0209 (P28056); and  
340428-4-005-0308 (P28057)

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR.** The undersigned Grantor, DEAN P. SHEPHERD, is the duly appointed, qualified and acting personal representative of the Estate of CHARLES W. SHEPHERD, deceased.

2. **ESTATE.** CHARLES W. SHEPHERD died September 29, 2004 and DEAN P. SHEPHERD was appointed Personal Representative on October 7, 2004 in the State of Washington Superior Court for Snohomish County in Probate Number 04-4-01221-5.

3. **NONINTERVENTION POWERS.** By Order Granting Nonintervention Powers and Finding that Estate is Solvent entered on October 7, 2004 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 CHARLES W. SHEPHERD, deceased, was the decedent's one-half (½) community interest in the unimproved real property described as follows:

TRACTS 3 AND 4, REVISED SHORT PLAT NO. 51-75, APPROVED MARCH 29, 1976 AND RECORDED APRIL 6, 1976 IN VOLUME 1 OF SHORT PLATS, PAGE 117, AUDITOR'S FILE NO. 832830, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION FO THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M. SUBJECT TO AND TOGETHER WITH, EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TAX PARCEL NOS. 340428-4-005-0209 (P28056); and  
340428-4-005-0308 (P28057)

5. **CONVEYANCE OF DECEDENT'S ONE-HALF COMMUNITY INTEREST IN DESCRIBED COMMUNITY PROPERTY.** Grantor hereby bargains, sells, and conveys to DEAN P. SHEPHERD, as Trustee of the CHARLES W. SHEPHERD CREDIT TRUST U/W/D 06/05/98 an undivided one-half (½) interest in the described property which interest represents decedent's community one-half (½) interest in the property at the time of decedent's death.



