



200605310136
Skagit County Auditor

5/31/2006 Page 1 of 4 1:04PM

RETURN ADDRESS:

Joel H. Paget
Ryan, Swanson & Cleveland, PLLC
1201 Third Avenue
Suite 3400
Seattle, WA 98101-3034

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: HERBERT A. SWANSON; ESTATE OF CARL MARVIN SWANSON, DECEASED
GRANTEE: SWANSON, HERBERT A., a married man as his separate estate.
ABBREVIATED LEGAL DESCRIPTION: See below. *Tract A Short Plat MV 15-79*
ASSESSOR'S TAX PARCEL NO.: P25859

1. Grantor. The undersigned, HERBERT A. SWANSON ("Grantor"), is the duly appointed, qualified and acting Personal Representative of the ESTATE OF CARL MARVIN SWANSON, deceased (the "Estate").

2. Estate. Carl Marvin Swanson ("Decedent") died on September 4, 2005, and Grantor was appointed Personal Representative on September 16, 2005, in the State of Washington Superior Court for Skagit County in Cause No. 05-4-00251-4 (the "Probate Proceedings").

3. Described Property. Included among the property of the Estate was Decedent's 100% ownership interest in and to certain real property situated in the County of Skagit, State of Washington, described on Exhibit A attached hereto and made a part hereof by this reference.

4. Conveyance of Decedent's Interest in Described Property. Grantor hereby confirms and quit claims to HERBERT A. SWANSON, a married man as his separate estate, all of Decedent's right, title and interest in and to the Described Property, which interest represents all of Decedent's ownership interest in the Described Property at the time of death of Decedent.

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 this 31 day of May, 2006.

2635
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 31 2006

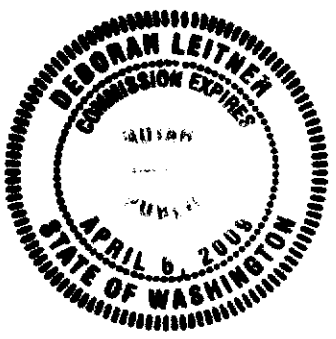
Amount Paid To
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Herbert A. Swanson, as Personal
Representative of the Estate of Carl Marvin
Swanson, deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT KING)

I certify that I know or have satisfactory evidence that HERBERT A. SWANSON 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 CARL MARVIN SWANSON, deceased, to be the free and voluntary act and deed of said estate, for the uses and purposes mentioned in the instrument.

WITNESS my hand and official seal hereto affixed this 31st day of May, 2006.



[Signature]
(Signature of Notary)
Deborah Leitner
(Print or stamp name of Notary)
NOTARY PUBLIC in and for the State
of Washington
My Appointment Expires: 4/6/09



EXHIBIT A

PARCEL "A"

TRACT "A", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL "B"

THAT PORTION OF TRACT "B", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL "A" SET FORTH ABOVE, THENCE NORTH 87°57'29" WEST 82.314' THENCE SOUTH 38°34'09" WEST 40.98 TO THE EAST LINE OF RIGHT OF WAY FOR CITY STREET, THENCE SOUTHERLY ALONG SAID EAST LINE OF RIGHT OF WAY TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARCEL "A" TO THE POINT OF BEGINNING.

PARCEL "C"

AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND, ACROSS THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF TRACT "B", SHORT PLAT NO. MV 15-79, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., APPROVED DECEMBER 6, 1979 AND RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 6, AUDITOR'S FILE-NO. 7912060017, RECORDS OF SKAGIT COUNTY, WASHINGTON. LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "B" AS SET FORTH ABOVE, THENCE NORTH 62°13' 49" WEST 66.702', THENCE SOUTH 2°02'58" WEST 50.10 MORE OR LESS TO THE NORTH LINE OF THE RIGHT OF WAY FOR CITY STREET THENCE EASTERLY ALONG SAID NORTH LINE TO THE



MOST SOUTHERLY CORNER OF SAID PARCEL "B"; THENCE NORTH 38°34'09"
EAST ALONG THE WESTERLY LINE OF SAID PARCEL "B" TO THE POINT OF
BEGINNING the "Described Property").

ALSO KNOWN AS TRACT 4 OF CITY OF MOUNT VERNON SHORT PLAT NO.
MV-6-83 APPROVED SEPTEMBER 1, 1983 AND RECORDED SEPTEMBER 20,
1983 AS SKAGIT COUNTY AUDITOR'S FILE NO. 8309200011, BEING A
PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17,
TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M. TOGETHER WITH A NON-
EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS
ESTABLISHED BY AND DESCRIBED IN THAT CERTAIN DEED IN FAVOR OF
MARVIN SWANSON RECORDED AS AUDITOR'S FILE NO. 8010210035.

Subject to recorded agreements, conditions, covenants and easements of record.