

Return Address:

BRANFELD & ASSOCIATES, P.S.  
5350 Orchard Street West Ste. 202  
University Place, Wa. 98467



200606190246

Skagit County Auditor

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**FIDUCIARY' S DEED**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Grantor: Estate Of Edwin Varhaug

Grantee: Matthew D. Varhaug, a single man

Legal Description: Lot 26, Westview Acres Subdivision, according to plat recorded in Vol. 7 of plats, at page 35.

Assessor's Property Tax Parcel Account Number(s): 4037-000-026-0009

Reference numbers of related documents: None

1. **GRANTOR.** Irene Varhaug, ("Grantor"), is the duly appointed, qualified and acting personal representative of the Estate of Edwin Varhaug, deceased.
2. **ACQUISITION:** On or about January 19, 2001 Edwin Varhaug then mistakenly designated as "Edward Varhaug" acting as a married man as to his separate estate; and Matthew D. Varhaug, a single man purchased and acquired the following described real property and improvements.
3. **ESTATE.** Edwin Varhaug died on April 26, 2006. On May 8, 2006, the Last Will and Testament of Edwin Varhaug (the "Will") was admitted to probate, in the Snohomish County Superior Court, and Grantor was appointed personal representative of the estate, under Snohomish County Cause No. 06-4-00561-4 (the "Probate Proceedings").
4. **NON-INTERVENTION POWERS.** By Order entered on May 8, 2006, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

5. **PRIOR AGREEMENT:** By prior agreement between the deceased and the co-owner, the following described real property and improvements were to be transferred to the co-owner, upon the death of the decedent. To avoid litigation as to the nature and extent of this oral agreement, the Personal Representative has agreed to make this conveyance.

6. **CONVEYANCE.** Grantor hereby grants, bargains, sells, conveys, and confirms to Matthew D. Varhaug, a single man an undivided one-half (1/2) interest in the real property and improvements legally described as:

Lot 26, Westview Acres Subdivision, according to plat recorded in Volume 7 of plats, at page 35, records of Skagit County, Washington.

DATED: ~~May~~ <sup>June</sup> 15, 2006.

Irene Varhaug  
Irene Varhaug, Personal Representative  
of the Estate of Edwin Varhaug, Deceased,  
and not in her individual capacity

STATE OF WASHINGTON )  
 )ss.  
County of Snohomish )

On this 15 day of ~~May~~ <sup>June</sup>, 2006, before me, the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared Irene Varhaug to me known to be the person who signed as Personal Representative of the Estate of Edwin Varhaug, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the Probate Estate, for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

[Signature]  
Print/Type Name: Carol T. Bransford  
Notary Public, State of Washington  
Residing at: TACOMA  
My commission expires: 1/12/08



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