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200701110085

Skagit County Auditor

1/11/2007 Page 1 of 2 2:46PM

**Filed for Record at request of and return to:**

Stiles & Stiles Inc. P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro Woolley, WA. 98284

#135  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 11 2007

Account Paid  
Skagit Co. Treasurer  
By

**Grantor(s)** Vicki D. Past, Personal Representative of the Estate of Geraldine Mae Ledford Skagit County Cause No. 06-4-00084-6

**Grantee(s)** Vicki D. Past, as her separate property

**Legal :** Lots 1,2,3,19,20,21,22,23,24,25 Blk 7 Millers Addition to Baker

**Tax Parcel #** Skagit County Treasurers No. 4053-007-025-0004 P70679

**PERSONAL REPRESENTATIVE'S DEED**

- GRANTOR.** The undersigned Grantor, Vicki D. Past is the duly appointed, qualified and acting personal representative of the Estate of GERALDINE MAE LEDFORD, deceased.
- ESTATE.** Geraldine Mae Ledford died on February 18, 2006. On March 10, 2006 the Will of Geraldine Mae Ledford dated January 30, 1992 and Amendment to Last Will and Testament dated February 10, 2006 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 06-4-00084-6.
- NONINTERVENTION POWERS.** By Order of Solvency entered on March 10, 2006 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- DESCRIBED REAL PROPERTY.** Geraldine Mae Ledford was a widow at the time of her death and included among the property of the Estate was her interest in the real property described below. A Community Property Agreement was executed on January 30, 1992 between Jack Dean Ledford and Geraldine Mae Ledford, husband and wife. Jack Dean Ledford pre-deceased his wife on June 19, 2005.

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UNRECORDED  
Lot 1, 2, 3, 19, 20, 21, 22, 23, 24 and 25, Block 7, "MILLER'S ADDITION TO BAKER" as per plat recorded in volume 34 of Plats at Page 74, in the records of Skagit County, State of Washington.

Situate in County of Skagit, State of Washington.

5. **WILL PROVISION; CONSIDERATION** The Amendment to her Last Will and Testament provided that any decision to sell real estate, and all other personal belongings will be based on a majority vote between siblings, Charles W. Ledford, David S. Ledford, Sherri V. Ledford, and Vicki D. Past. The described real property is included in the residue of the Estate. This conveyance is made in consideration of the direction in the Amendment to the Will and the agreement of the beneficiaries.

6. **CONVENANCE:** Grantor hereby conveys and quitclaims to Vicki D. Past, a married woman as her separate property the above Described parcel, together with all after acquired title of the grantor therein.

7. **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.

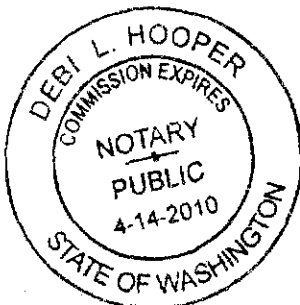
Dated: 1/3, 2007.

Vicki D. Past  
Vicki D. Past, as Personal Representative of the Estate of Geraldine Mae Ledford, deceased, and not in her individual capacity

STATE OF WASHINGTON )  
  ) ss.  
COUNTY OF SKAGIT         )

On this 3 day of January, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Vicki D. Past, to me known to be the person who signed as Personal Representative of the Estate of Geraldine Mae Ledford, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed 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.



Debi L. Hooper  
NOTARY PUBLIC in and for the State of Washington residing at: Concrete  
My appointment expires: 4-14-2010



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