



200704270059
Skagit County Auditor

4/27/2007 Page 1 of 2 10:09AM

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

Abbreviated Legal: SHEA'S TO HAMILTON
Assessors Tax Acct #: 4121-002-006-0014 / P73917 Lots 4 5 & 6 Blk 2
Assessors Tax Acct #: 4121-002-003-009 / P73915 Lots 1 2 & 3 Blk 2

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, SANDRA COOK is the duly appointed, qualified and acting personal representative of the Estate of RICHARD G. WAGNER JR, deceased.

2. **ESTATE.** RICHARD G. WAGNER JR. died on July 19, 2005 the Will of Richard G. Wagner Jr. dated February 1, 2005 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 06-4-00135-4.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on May 1, 2006 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Richard G. Wagner Jr., was his interest in the real property described as follows which was the sole property of Richard G. Wagner at the time of his death:

Lots 1,2,3,4,5 and 6 Block 2, SHEA'S ADDITION TO HAMILTON, as per plat recorded in Volume 3 of Plats, page 81, records of Skagit County

Situate in the County of Skagit, State of Wasington.

5. **WILL PROVISION; CONSIDERATION** The Will provided in Article Four that the real estate situated in Skagit County, Washington be given to Wyman Cook and Sandra Cook of Hamilton, Washington. The described real property is located in the State of Washington. This conveyance is made in consideration of the direction in the Will. Wyman Cook and Sandra Cook are the sole beneficiaries for all property located in the State of Washington.

6. **CONVENANCE:** Grantor hereby conveys and quitclaims to Wyman Cook and Sandra Cook, husband and wife, the above Described Property, 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: April 25, 2007, 2007.

1969
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 27 2007

Amount Paid
By Skagit Co. Treasurer
Deputy
ss.

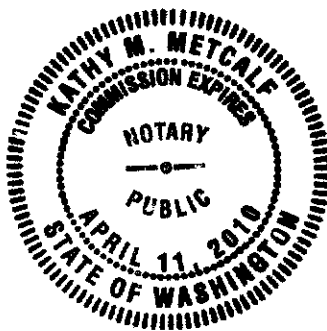
State of Washington

County of Skagit

Sandra Cook
Sandra Cook as Personal Representative of
the Estate of Richard G. Wagner Jr.,
deceased, and not in her individual capacity

On this 25 day of April, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sandra Cook to me known to be the person who signed as Personal Representative of the Estate of Richard G. Wagner Jr., 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.



Kathy M. Metcalf
NOTARY PUBLIC in and for the
State of Washington residing at:
Sedro Woolley
My appointment expires: 4/12/2010



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