

when recorded return to:

Wendell J. Phillips & Kathleen Phillips

17308 NE 86th Place
Redmond WA 98053



200710160081

Skagit County Auditor

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CHICAGO TITLE CO.

IC 43674
AE18109

PERSONAL REPRESENTATIVE'S DEED

Indexing information required by the Washington State Auditor's/Recorder's Office, (RCW36.18 and RCW65.04) 1/97:

Reference Number: 200110020113

Grantor: John Edmund Jones, Personal Representative for the Estate of Melissa Lee Jones, Deceased

Grantees: Wendell J. Phillips and Kathleen Phillips, husband and wife, as joint tenants with right of survivorship.

Legal Description: Ptn Lot 2, Block 3, Hensler's Second Add to Anacortes, Skagit County, Washington

Tax Parcel/Account Number: 3795-003-002-0005

1. **Grantor.** The undersigned, John Edmund Jones, Grantor, is the Personal Representative for the Estate of Melissa Lee Jones, Deceased.

2. **Grantees.** Wendell J. Phillips and Kathleen Phillips, husband and wife, as joint tenants with right of survivorship are the Grantees herein.

3. **Estate.** Melissa Lee Jones died on March 9, 2007. On April 3, 2007, the Last Will And Testament Of Melissa Lee Jones dated May 15, 1998, was admitted for probate administration in Skagit County Superior Court, Mount Vernon, Washington, under Cause No. 07-4-00103-4 with Grantor appointed Personal Representative for the decedent's estate.

4. **Nonintervention Powers.** By Order of Solvency entered in King County Superior Court on April 3, 2007, Grantor was authorized to settle the estate without court intervention.

5. **Described Real Property.** An asset of the Estate of Melissa Lee Jones, Deceased, is decedent's interest in real property located at 1309 - 20th Street, Anacortes, Skagit County, Washington 98221, more particularly described as follows:

The West 73 feet of Lot 1 and the West 73 feet of Lot 2, Block 3, HENSLER'S SECOND ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 3 of Plats, page 55, records of Skagit County, Washington.

Situated in Skagit County, Washington.


SUBJECT to easements, conditions, covenants, restrictions, and reservations of record, if any.

6. **Consideration/Conveyance.** In consideration of the settlement of the decedent's estate pursuant to the terms of the Last Will And Testament Of Melissa Lee Jones, and in consideration of Ten Dollars (\$10.00), and as part of a 1031 Tax Deferred Exchange, and other good and valuable consideration, the Grantor conveys all of the decedent's right, title, and interest in said real property identified in Paragraph 5 herein to **WENDELL J. PHILLIPS** and **KATHLEEN PHILLIPS**, husband and wife, as joint tenants with right of survivorship, including any indebtedness thereon and together with all after acquired title of the Grantor therein. This conveyance represents the decedent's interest in the described real property at the date of the decedent's death and all interest of the decedent's estate in said real property.

7. **Limitation Of Covenants.** Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein and excludes any covenant arising from or that may arise by statute, presumption, or implication.

8. **Acceptance As Joint Tenants With Right Of Survivorship.** By signing below the parties evidence their intention to acquire said real property as Joint Tenants With Right Of Survivorship and not as Tenants in Common.

DATED this 15 day of October, 2007.


JOHN EDMUND JONES
Personal Representative for the
Estate of Melissa Lee Jones, Deceased

Accepted and approved:


Wendell J. Phillips

Kathleen Phillips



STATE OF WASHINGTON)

COUNTY OF KING)

SS.

I certify that I know or have satisfactory evidence that JOHN EDMUND JONES is the person who appeared before me, and said person acknowledged that he signed this instrument as Personal Representative for the Estate of Melissa Lee Jones, Deceased, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED:

October 15, 2007

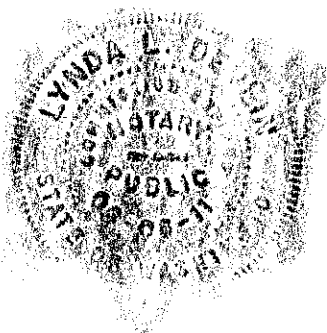
Lynda L. Devlin

LYNDA L. DEVLIN NOTARY PUBLIC

in and for the State of Washington

Residing at Seattle

My appointment expires: 6/6/2011



4879
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 16 2007

Amount Paid \$ 3476.00
By hp Skagit Co. Treasurer Deputy



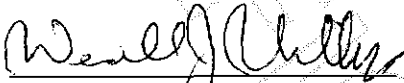
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EXHIBIT 'A'

To be attached to Personal Representative Deed regarding vesting:

By signing below the parties evidence their intention to acquire said premises as Joint Tenants with Right of Survivorship and not as Tenants in Common.

ACCEPTED AND APPROVED:


WENDELL J. PHILLIPS


KATHLEEN PHILLIPS



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