


Filed for Record at Request of &  
When Recorded Return To  
John C. Royce, Jr.  
PO Box 1275  
Oak Harbor, WA 98277

  
200806110076  
Skagit County Auditor  
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## PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution from Testate Estate  
of Community Real Property  
to Decedent's Surviving Spouse)

Grantor: Kristie Sue Rollag-Royce  
Grantee: John Carl Royce, Jr.  
Abbreviated Legal Descr.: CAVANAWOOD SUB 1, LOT 2  
Parcel No.: P64024

1921  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 11 2008

Amount Paid \$0  
Skagit Co. Treasurer  
By *Uham* Deputy

**1. Grantor.** I, John Carl Royce, Jr., am the duly appointed, qualified, and acting Personal Representative of the Estate of Kristie Sue Rollag-Royce, Deceased, Island County, Washington, Superior Court Case No. 08-4-00130-1.

**2. Grantee.** The Grantee is John Carl Royce, Jr.

**3. Decedent's Estate.** Decedent Kristie Sue Rollag-Royce died testate on April 26, 2008. On May 19, 2008, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

**4. Will Provision.** Article III of Decedent's *Will* provides that the residue of Decedent's estate shall pass to John Carl Royce, Jr.

**5. Real Property.** Among the assets of the residue of Decedent's estate is Decedent's one-half community property interest in the following described real property located in Skagit County, Washington:

Lot 2, "CAVANAWOOD SUBDIVISION NO. 1", as per plat recorded in Volume 6 of Plats, at Page 33, in the records of Skagit County, State of Washington.



EXCEPT that portion lying East of the adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3, said adjusted boundary line described as follows:

Beginning at a point along the North line of said Lot 2, 7 feet East of the Northwest corner of said lot 2; thence Southerly to a point along the South line of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", said point lying 3 ½ feet West of the Southwest corner of said Lot 2, as measured along the South boundary line of said Lot 1, being the terminal point of the described line.

TOGETHER WITH that portion of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", lying West of the above described adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3.

More commonly known as: 35266 Phipps Drive, Mount Vernon, WA 98273.

Assessor's Property Tax Parcel: P64024

Xref ID: 3875-000-002-0004


**6. Consideration.** This conveyance is made in consideration of Decedent's gift in his/her *Will*.

**7. Conveyance of Decedent's Half Interest.** Grantor conveys, grants, and quitclaims to John Carl Royce, Jr. an undivided one-half interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's one-half interest in the real property at his/her death.

**8. Confirmation of Surviving Spouse's Half Interest.** Grantor also confirms and quitclaims to John Carl Royce, Jr. an undivided one-half interest in the real property described in this Deed, which interest represents the interest of John Carl Royce, Jr. as the surviving spouse of Decedent in the community property of Decedent and John Carl Royce, Jr. at Decedent's death.

DATED: 9 JUN 08

Estate of Kristie Sue Rollag-Royce, Deceased

By:   
John Carl Royce, Jr., Personal Representative



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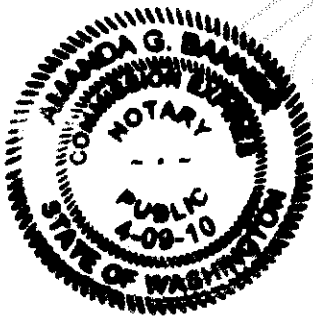
Skagit County Auditor



STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF ISLAND )

On this day personally appeared before me John Carl Royce, Jr., known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: June 9th 2008



Signature

Printed Name

NOTARY PUBLIC for Washington

Residing at:

My appointment expires on:



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