



200912090082
Skagit County Auditor

12/9/2009 Page 1 of 3 2:24PM

After recording mail to:

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

Grantor: Sandra Bowen, Personal Representative of the Estate of Elwood Morris Linvog
Grantee: Sandra Bowen as her separate property
Abbreviated Legal: Lot 2 Linvog S/P PL08-0539 being a Ptn NW ¼ of NE ¼, 34-35-4E W.M.
Assessor's Tax Parcel : P128391

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, SANDRA BOWEN, Is the duly appointed, qualified and acting personal representative of the Estate of ELWOOD MORRIS LINVOG, deceased.
- 2. ESTATE.** Elwood Morris Linvog died on February 8, 2007. On February 16, 2007 the Will of Elwood Morris Linvog dated September 19, 2006 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County under Cause No. 07-4-00047-0.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on February 16, 2009 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Elwood Morris Linvog was a widow at the time of his death and included among the property of the Estate was his interest in the real property described below. Ruth R. Linvog pre-deceased her husband on January 26, 1984. A Community Property Survivorship Agreement was filed with the Skagit County Auditor on January 23, 1986 under Auditors file No. 8601230053:

Lot 2, Linvog Short Plat under Short Plat No. PL08-0539, approved March 4, 2009 and recorded March 11, 2009, under Auditor's File No 200903110114, records of Skagit County, Washington; being a portion of the South ½ of the Northwest ¼ of the Northeast ¼ of Section 34, Township 35 North, Range 4 East, W.M., EXCEPT County roads.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including but not limited to the conservation easement recorded March 11, 2009 under Auditors File No. 200903110116.

5. **WILL PROVISION; CONSIDERATION** The Will provided 5% of the estate to Christinn Cunningham, 5% to Sharon Thomas, 5% to Heidi Heitzman, and the remaining 85% to be divided equally between Jon Linvog, David Linvog, and Sandra Bowen. This deed represents a nonpro rata distribution of the above described real property to Sandra Bowen, whereas the other heirs are receiving other assets of the estate.

6. **CONVENANCE:** Grantor hereby bargains, sells and conveys to SANDRA M. BOWEN, as her separate estate, the above described property located in Skagit County, Washington, and any and all interest the estate has in the 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: November 12, 2009.

3783
SKAGIT COUNTY WASHINGTON
REAL ESTATE DEEDS

DEC 09 2009

Amount Paid by
Skagit Co. Treasurer
By Deputy

Lo

Sandra M. Bowen
Sandra M. Bowen, as Personal Representative
of the Estate of Elwood M. Linvog, deceased,
and not in her individual capacity

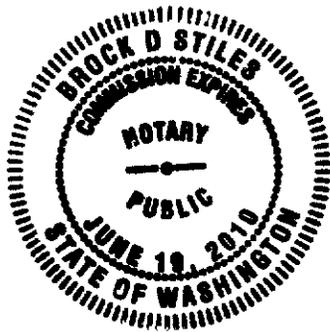


200912090082
Skagit County Auditor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 12th day of November, 2009, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Sandra M. Bowen, to me known to be the individual who signed as Personal Representative of the Estate of Elwood M. Linvog, 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 states 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.



Brock D Stiles

NOTARY PUBLIC in and for the
State of Washington residing at:
Sedro Woolley
My appointment expires: 6-19-10



200912090082
Skagit County Auditor

12/9/2009 Page 3 of 3 2:24PM

UNOFFICIAL DOCUMENT

