



201007280086
Skagit County Auditor

7/28/2010 Page 1 of 2 1:58PM

Filed for Record at Request of &
When Recorded Return To
Aaron A. Jennings
Lombino Martino, P.S.
1119 Pacifica Avenue, Suite 900
Tacoma, WA 98402

PERSONAL REPRESENTATIVE'S DEED

Grantor: Janet Steele, Personal Representative for the Estate of Ellen M. Angelier
Grantee: Michael J. Angelier
Abbreviated Legal Descr.: LAKE CAVANAUGH SUB DIV 1 E 45.04FT LT 12 BLK 6
Parcel No.: P66457

1. **Grantor.** I, JANET STEELE, am the duly appointed, qualified, and acting Personal Representative of the Estate of ELLEN M. ANGELIER, Deceased, King County, Washington, Superior Court Case No. 10-4-00187-8.
2. **Grantee.** The Grantee is MICHAEL J. ANGELIER.
3. **Decedent's Estate.** Decedent ELLEN M. ANGELIER died testate on November 10, 2009. On February 3, 2010, 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 THIRD of Decedent's *Will* provides that the residence, abbreviated legal description: LAKE CAVANAUGH SUB DIV 1 E 45.04FT LT 12 BLK 6, of Decedent's estate shall pass to MICHAEL J. ANGELIER. Subject to the following restriction: In the event that Michael J. Angelier shall sell the property during the lifetime of Janet Steele, then, in that event, I direct that Michael J. Angelier, pay to Janet Steele, a sum equal to one-third of the net proceeds received from the sale.
5. **Real Property.** Among the assets of the Decedent's estate is the following described real property located in Skagit County, Washington:

The East 45.04 Feet of Lot 12, Block 6, and the East 45.385 Feet of Lot 12, Block 5, "Lake Cavanaugh Subdivision, Division No. 1," according to plat recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington,
SUBJECT TO:
 1. Easements granted to State Division of Forestry recorded March 30, 1937, and October 17, 1938, Skagit County Auditor's File Nos. 288266 and 306699, respectively;

2. Easement between English Lumber Co. and Puget Sound Pulp and Timber Co. recorded October 3, 1945, Auditor's No. 383721;
3. Rights granted to Bald Mountain Mill Co. recorded June 1, 1945, Auditor's No. 380724;
4. Restriction contained in plat.

Parcel No. P66457

More commonly known as: 35034 N Shore Drive, Mount Vernon, WA 98274
 Assessor's Property Tax Parcel/Account Number: 3937-006-012-0005

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

7. Conveyance. Grantor conveys, grants, and quitclaims to MICHAEL J. ANGELIER all of the interest of Decedent's estate 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 interest in the real property at her death. Subject to the following restriction: In the event that Michael J. Angelier shall sell the property during the lifetime of Janet Steele, then, in that event, I direct that Michael J. Angelier, pay to Janet Steele, a sum equal to one-third of the net proceeds received from the sale.

DATED: June 21, 2010

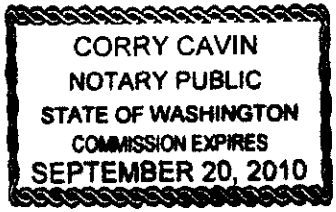
Estate of ELLEN M. ANGELIER, Deceased
 By: Janet Steele ²²⁶³ SKAGIT COUNTY WASHINGTON
 Janet Steele, REAL ESTATE EXCISE TAX
 Personal Representative

STATE OF WASHINGTON)
) ss.
 COUNTY OF Thurston)

JUL 28 2010
 Amount Paid \$
 Skagit Co. Treasurer
 By lp Deputy

On this day personally appeared before me Janet Steele, 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 she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: June 21, 2010



Signature Corry Cavin
 Printed Name
 NOTARY PUBLIC for Washington
 Residing at: Olympia
 My appointment expires on: 9-20-10

