

AFTER RECORDING RETURN TO:

James L. Bernhard  
14241 59<sup>th</sup> Avenue South  
Tukwila, WA 98168



201102010126

Skagit County Auditor

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**PERSONAL REPRESENTATIVE'S DEED**

**GRANTOR:** James L. Bernhard, Personal Representative of the Estate of Anna M. Bernhard

**GRANTEE:** James L. Bernhard, a single person

**LEGAL DESCRIPTION:** Lot 124 and 125, Cascade River Park No. 3, an addition to Skagit County, Washington.

**PARCEL NO.:** 3873-000-124-0009 and 3873-000-125-0008

1. **Grantor.** The undersigned Grantor, James L. Bernhard, is the duly appointed, qualified and acting Personal Representative of the Estate of Anna M. Bernhard, Deceased.

2. **Estate.** Anna M. Bernhard died July 26, 2010 and James L. Bernhard was appointed personal representative on September 30, 2010 in the State of Washington Superior Court for King County in Cause No. 10-4-05609-0 KNT (the "probate proceedings").

3. **Nonintervention Powers.** By Order of Solvency entered on September 30, 2010 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **Described Community Property.** Included among the property of the Estate of Anna M. Bernhard, Deceased, was the Decedent's community one-half interest in real property described as follows (the "Described Community Property"):

Lot 124 and 125, Cascade River Park No. 3, an addition to Skagit County, Washington.

Commonly known as 63265 West Ross Place, Marblemount, WA 98267


5. **Confirmation of Surviving Spouse's Community Interest in Described Community Property.** Grantor hereby confirms and quit claims to James L. Bernhard an undivided fifty percent interest in the Described Community Property which interest represents the surviving spouse's interest in the property which was community property of Anna M. Bernhard and James L. Bernhard at the time of the death of Anna M. Bernhard

6. **Conveyance of Decedent's Community Interest in Described Community Property.** Grantor hereby bargains, sells, and conveys to James L. Bernhard an undivided fifty percent interest in the Described Community Property.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

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FEB 01 2011

By  Treasurer  
Deputy

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: January 7, 2011.

James L. Bernhard  
Grantor, James L. Bernhard, as Personal Representative  
of the Estate of Anna M. Bernhard, and not in individual capacity.

SWORN AND SUBSCRIBED before me this 7th day of January, 2011.

Antoine Daniel  
Signature

Antoine Daniel  
Print Name

Notary Public, in and for the State of Washington, residing at Tulwila.

My commission expires April 24th, 2011



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