


Recording Requested By And
When Recorded Mail To:

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Seattle, WA 98154


201103010089
Skagit County Auditor
3/1/2011 Page 1 of 3 4:00PM

PERSONAL REPRESENTATIVE'S DEED

Grantor: Suzanne M. Ross, Personal Representative of the Estate of Shirley M. Ross
Grantee: Michael J. Ross, an individual
Legal Description: (0.2300ac) TOWNSITE 3RD TO HAMILTON LOTS 9 & 10 & 15 & 16
BLK 48
Assessor's Tax Parcel ID: P73793 and P73794
Reference Nos. of Documents Released or Assigned: _____

THIS DEED, made and executed by Suzanne M. Ross, as Personal Representative of the Estate of Shirley M. Ross, deceased, Grantor, to Michael J. Ross, Grantee, whose address is 19920 82nd Place, Edmonds, WA 98026.

WHEREAS, Grantor is the qualified Personal Representative of said estate, filed as Probate Number 08-4-06307-8SEA in King County.

THEREFORE, for valuable consideration received, Grantor hereby transfers and conveys to Grantee the following described real property in Skagit County, Washington.

All of the Grantor's interest in the following described parcel:

See EXHIBIT A

TOGETHER WITH all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

PERSONAL REPRESENTATIVE'S DEED-1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
587

MAR 01 2011

Amount Paid \$ 0
Skagit Co. Treasurer
By hmm Deputy

SUBJECT TO taxes and assessments for the year 2011 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantor for herself and for Grantor's successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implications, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

EXECUTED this 18th day of February, 2011.

Suzanne Ross

Suzanne M. Ross, Personal Representative of the
Estate of Shirley M. Ross, deceased

"Grantor"

STATE OF WASHINGTON)

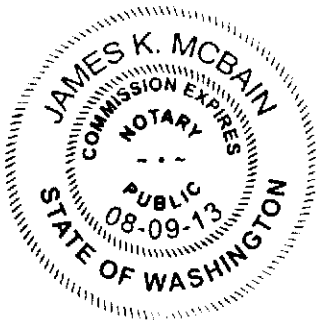
: ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that Susan M. Ross is the person who appeared before me, and said person acknowledges that she signed this instrument and acknowledged it to be her free and voluntary act for the purposes mentioned in the instrument.

Dated: February 18, 2011

(SEAL OR STAMP)



Jack M. [Signature]

(Signature)

Notary Public

My appointment expires: 8/9/13



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Skagit County Auditor

PERSONAL REPRESENTATIVE'S DEED-2

EXHIBIT A
Legal Description

Parcel A – P37394

LOTS 7, 8, 17, AND 18 BLOCK 48, THE HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON; EXCEPT THAT PORTION, IF ANY LYING WITHIN THE BED AND SHORES OF THE SKAGIT RIVER.

SUBJECT TO: EASEMENTS, RESTRICTIONS, COVENANTS, AGREEMENTS, RIGHTS OF WAY AND ZONING ORDINANCES, IF ANY, ENFORCEABLE IN LAW AND EQUITY, AND FULLY SET FORTH IN THE PRELIMINARY TITLE REPORT ISSUED BY ISLAND TITLE CO. SKAGIT UNDER THEIR ORDER NUMBER SA 80006.

Parcel B – P37393

LOTS 9, 10, 15 AND 16, BLOCK 48, PLAT OF HAMILTON TOWNSITE COMPANY'S THIRD ADDITION TO THE TOWN OF HAMILTON, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 97, RECORDS OF SKAGIT COUNTY, WASHINGTON. SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD.



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