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W. Theodore Vander Wel
10500 NE 8th Street, Suite 1900
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201103230046
Skagit County Auditor

3/23/2011 Page 1 of 5 11:43AM

PERSONAL REPRESENTATIVE'S DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

808

MAR 23 2011

Amit Patel
Skagit Co. Treasurer
By *J. Cram* Deputy

Grantor: Jean E. Cram, PR for Estate of Sam D. Cram

Grantee: Jean E. Cram, a single individual

Abbr. Legal Descr.: Por. of Govt Lot 4; Por of Sec.36, Twp 34 N, Rge 2 E; Por of Sec.31,
Twp 34 N, Rge 3 E; Por of Sec.1, Twp 33 N, Rge 2 E; Por of Sec.6, Twp 33 N, Rge 3 E

Parcel #: P20879; P20873; P20875; P15194; P15478; P15176; P74512; P74513; P15172

1. Grantor. I, Jean E. Cram, am the duly appointed, qualified, and acting Personal Representative for Estate of Sam D. Cram, deceased, under Cause No. 10-4-05013-0SEA, Superior Court for the State of Washington, County of King.

2. Grantee. The Grantee is Jean E. Cram, a single individual.

3. Decedent's Estate. Decedent Sam D. Cram died testate on April 27, 2010. On August 26, 2010, the Last Will and Testament of Sam D. Cram ("Decedent's Will"), deceased, 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 3 of Decedent's Will provides for the establishment of a Credit Trust and Article 4 of Decedent's Will provides that the residue of Decedent's estate shall pass to such Credit Trust or Jean E. Cram.

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

That portion of the SE ¼ of the SE ¼, section 36, township 34 north, range 2 east, W.M., and of government lot 4, section 31, township 34 north, range 3 east, W.M., described as follows:

Beginning on the east line of block 29, "Syndicate Addition to the Town of LaConner", according to the plat recorded in volume 2 of plats, page 109, records of Skagit County, Washington, south 30°12' west 124.9 feet from its northeast corner; thence south 59°48' east 1518.4 feet to intersect the south line of said section 31, east 117.1 feet of its southwest corner; thence west 634.6 feet; thence north 82°05' west 249.2 feet to intersect the north line of Caledonia Street in said town, if produced; thence north 59°48' west along said street line produced, 739.4 feet to block 30, said addition; thence north 30°12' east along the easterly line of said Syndicate Addition to the Town of LaConner, 413.8 feet to the point of beginning,

EXCEPT that portion described as follows: Beginning at the intersection of the north line of Caledonia Street, as established in the Town of LaConner, with the east line of block 30, "Syndicate Additional to the Town of LaConner"; thence north 30°12' east along the east line of said block, 200 feet; thence south and east at right angles to the east line of said block 30, a distance of 162 feet; thence south 30°12' west 200 feet, more or less, to the north line of Caledonia Street, if extended; thence northwesterly along the north line of Caledonia Street, 162 feet, more or less, to the point of beginning.

A tract of land in section 36, township 34 north, range 2 east, W.M., beginning on the east line of block 29, "Syndicate Addition to the Town of LaConner", according to the plat recorded in volume 2 of plats, page 109, records of Skagit County, Washington, south 30°12' west 124.9 feet from its northeast corner; thence south 59°48' east 250 feet; thence north 30°12' east 474.9 feet; thence north 59°48' west 50 feet; thence south 30°12' west 150 feet; thence north 59°48' west 200 feet; thence south 30°12' west 324.9 feet to place of beginning.

The south 70 feet of government lot 4, section 31, township 34 north, range 3 east, W.M., EXCEPT that portion thereof described as follows: Beginning at the southwest corner of said section 31; thence east along the south line of said government lot 4, a distance of 117.1 feet; thence north 59°48' east to the west line of said section 31; thence south to the point of beginning.

GOVERNMENT LOT 1 AND 5 AND THE EAST 12 ROD (198.00 FEET) OF GOVERNMENT LOTS 2 AND 4, AND THAT PORTION GOVERNMENT LOT 7, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 12 RODS (198.00 FEET) WEST AND 2640 FEET SOUTH FROM NORTHWEST CORNER LOT 1; THENCE SOUTH 640 FEET TO THE MEANDER LINE, THENCE SOUTHEASTERLY AND NORTHERLY ALONG THE MEANDER LINE TO A POINT DUE EAST OF THE OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING.

ALL IN SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.



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GOVERNMENT LOT 4, WEST OF SULLIVAN SLOUGH, SECTION 6, TOWNSHIP 33 NORTH, RANGE 3 EAST W.M.

PORTION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

A TRIANGULAR PIECE OF LAND IN THE SOUTHEAST CORNER OF SAID SECTION 36, BOUNDED ON THE SOUTH BY THE SECTION LINE, BOUNDED ON THE NORTHWEST BY TAX LOT 6 (AS CONVEYED TO FRE F. COOK BY DEED DATED APRIL 16, 1906 RECORDED MAY 3, 1906 UNDER AUDITOR'S FILE NO. 56964) AND BY THE EAST LINE OF BLOCK 31 SYNDICATE ADDITION TO THE TOWN OF LA CONNER ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109 AND BOUNDED ON THE NORTHEAST BY THE ROAD COMMONLY KNOWN AS RACE TRACK ROAD (EXCEPT THAT PORTION IF ANY, LYING WITHIN THAT TRACT CONVEYED TO ALBERT O. CHURCH BY THAT CERTAIN DEED DATED MARCH 23, 1916, RECORDED NOVEMBER 5, 1917 UNDER AUDITOR'S FILE NO. 122004).

TRACTS 5 AND 6, PLATE 19, TIDE AND SHORE LANDS OF SECTION 1, TOWNSHIP 33 NORTH RANGE 2 EAST, W.M., AND TRACT 1, PLATE 20, TIDE AND SHORE LANDS SECTION 6, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., AS PER MAP THEREOF FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

Assessor's Property Tax Parcels/Account Numbers: P20879; P20873; P20875; P15194; P15478; P15176; P74512; P74513; P15172.

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

7. Conveyance of Decedent's Interest. Grantor conveys, grants and quitclaims to Jean E. Cram, a single individual, (a) to the extent that Decedent held such property as his separate property, all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of Grantor to the real property), which interest represents Decedent's separate property interest in the real property at his death, and (b) to the extent that Decedent held such property as his community property, 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 death.

8. Confirmation of Surviving Spouse's Half Interest. To the extent that Deceased did not hold the real property described in this Deed as his separate property, Grantor also confirms and quitclaims to Jean E. Cram, a single individual, an undivided one-half interest in the real property described in this Deed, which interest represents the interest of Jean E. Cram as the surviving spouse of Decedent in the community property of Decedent and Jean E. Cram at Decedent's death.



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DATED: February 14, 2011

Estate of SAM D. CRAM, Deceased

By: Jean E. Cram
Jean E. Cram, Personal Representative

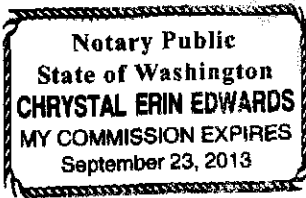


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Jean E. Cram, 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: FEBRUARY 14, 2011



Chrystal Edwards
Signature

9/23/2013 CHRISTAL EDWARDS
Printed Name

NOTARY PUBLIC for Washington

Residing at: LA CONNER

My appointment expires on: 9/23/2013



Skagit County Auditor