

Filed for Record at Request of &  
When Recorded Return To

Richard & Ella Mahaffey  
16825 Field Rd  
Bow WA 98232



201106030030  
Skagit County Auditor

6/3/2011 Page

1 of

3 11:12AM

## PERSONAL REPRESENTATIVE'S DEED (Bargain and Sale Deed)

GUARDIAN NORTHWEST TITLE CO.

101774

Grantor: Miller, Teresa, as PR of the Estate of Carl E. Peterson, Deceased  
Grantee: Mahaffey, Richard and Ella  
Abbreviated Legal Descr.: Ptn SE ¼ NE ¼ Sec 11, Twnp 35 North, Rge 3 East, W.M.  
Parcel No.: 350311-1-005-0006 (P34083); 350311-4-002-0003 (P34109)

**1. Grantor.** I, Teresa A. Miller, am the duly appointed, qualified, and acting Personal Representative of the Estate of Carl E. Peterson, Deceased, Skagit County, Washington, Superior Court Case No. 11-4-00010-9.

**2. Grantee.** The Grantees are Richard Mahaffey and Ella Mahaffey, husband and wife.

**3. Decedent's Estate.** Decedent Carl E. Peterson died testate on November 20, 2010. On January 10, 2011, 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. Real Property.** Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington, legally described below.

**5. Consideration.** This conveyance is made in consideration of \$10.00 and other consideration.

**6. Conveyance.** The Grantor, Teresa Miller, as Personal Representative of the Estate of Carl E. Peterson, Deceased, Skagit County, Washington, Superior Court Case No. 11-4-00010-9 bargains, sells, and conveys to Richard Mahaffey and Ella Mahaffey, husband and wife, the following described estate, situated in the County of Skagit, State of Washington:

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1655

JUN 03 2011

Amount Paid \$ 2114.48  
Skagit Co. Treasurer  
By *mm* Deputy

**Parcel "A":**

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M. described as follows:

Begin at the intersection of the West line of the Great Northern Railway right-of-way and the South line of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section; thence West 262.1 feet to the True Point of Beginning; thence continue West to the Northwest corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ; thence South along the West line of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to the Southwest corner of said subdivision; thence East along the South line of said subdivision to a point due South of the True Point of Beginning; thence North to the True Point of Beginning;

**TOGETHER WITH** that portion of the following described **Tract "X"** lying Westerly and Northerly of the following described line:

Begin at the intersection of the centerline of the right-of-way for the Worline Road with a line running parallel with and 22 feet East of the West line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 11; thence North along said parallel line a distance of 100 feet; thence Northeasterly in a straight line to a point on the West line of that certain tract conveyed to Roy T. Pease by deed recorded August 23, 1934 in Volume 164 of Deeds, page 622 as Skagit County Auditor's File No. 264236 that lies 360 feet Northerly of the centerline of the right-of-way for the Worline Road;

**Tract "X":** That portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 11, Township 35 North, Range 3 East, W.M., lying North of the County road and West of that certain tract conveyed to Roy T. Pease by deed dated August 23, 1934 and recorded August 23, 1934 in Volume 164 of Deeds, page 622 as Skagit County Auditor's File No. 264236,

**EXCEPT** from said **Parcel "A"** that portion thereof lying within the right-of-way for the Worline Road.

**Subject to:**

1. easements, restrictions, encumbrances and exceptions in First American Title Insurance Co. Commitment No. 101774.
2. Withdrawal penalty for open space/current use tax classification if the same is not continued by Grantee.

This property is Parcel A on that survey recorded in Skagit County Auditor's File No. 201105040074.

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201106030030  
Skagit County Auditor

DATED: June 1, 2011.

**Estate of Carl E. Peterson, Deceased**

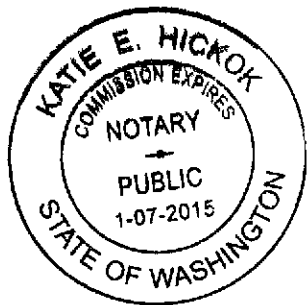
By: Teresa A. Miller PR  
Teresa A. Miller,  
Personal Representative

STATE OF WASHINGTON )  
: ss  
COUNTY OF SKAGIT )

On this day personally appeared before me Teresa A. Miller, 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 he/she signed the same as the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: June 1, 2011.

SEAL



Signature

Printed Name

NOTARY PUBLIC for the State of Washington

Residing at:

My appointment expires on:



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Skagit County Auditor