



201106270089

Skagit County Auditor

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**Filed for Record at request of
and return to:**

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA. 98284

Grantor(s) Myrna Hoyle, Personal Representative of the
Estate of James Robert Hoyle, deceased
Grantee(s) Myrna Hoyle, as her separate estate
Legal : NW corner NE Q NW Q Sec 16 Twn 35N Range 7 E Willamette Meridian
Tax Parcel # 350716-0-004-0000

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR; NONINTERVENTION POWERS.** The undersigned Grantor, MYRNA HOYLE, is the duly appointed, qualified and acting personal representative of the Estate of JAMES ROBERT HOYLE, who died on April 15, 2003. Grantor was appointed Personal Representative of the Estate on June 8, 2011 upon filing of an oath in the Superior Court of the State of Washington under Skagit County Cause No. 11-4-00178-4. By Order Granting Letters of Administration entered on June 8, 2011 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision. Grantor, MYRNA HOYLE, is the surviving spouse of the decedent JAMES ROBERT HOYLE.

2. **DESCRIBED COMMUNITY PROPERTY:** Included among the property of the Estate of JAMES ROBERT HOYLE, was his interest in real property described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 7 East of the Willamette Meridian;
thence 320 feet East;

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1884
JUN 27 2011

Amount Paid \$0
Skagit Co. Treasurer
By *MAM* Deputy

thence Southwesterly in a straight line 274 feet, more or less, to the North boundary of the Great Northern Railroad, as it existed on December 13, 1947;

thence 244 feet Westerly along the North boundary of said railroad;
thence North along the West line of the Northeast Quarter of the Northwest Quarter of Section 16 to the point of beginning;

TOGETHER WITH that portion of the Northwest Quarter of the Northwest Quarter of Section 16, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

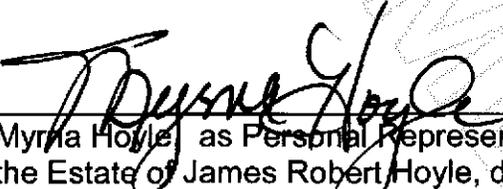
Commencing at the Northeast corner of said subdivision;
thence South 01°20'27" West along the East line thereof, a distance of 171.89 feet to the point of beginning of this description;
thence South 80°40'00" West, a distance of 76.32 feet;
thence South 01°20'27" West parallel with the East line of said subdivision, a distance of 158.00 feet to the North line of the Burlington Northern Railroad right-of-way;
thence North 80°40'00" East along said right-of-way, a distance of 76.32 feet to the East line of said subdivision;
thence North 01°20'27" East along the East line of said subdivision, a distance of 158.00 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

4. **CONVEYANCE.** Grantor hereby bargains, sells and conveys to MYRNA HOYLE, as her separate estate, the above described property located in Skagit County, Washington, and any and all interest the estate has in the Described Property together with all after acquired title of the Grantor therein.

5. **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: 6/23, 2011.



Myrna Hoyle, as Personal Representative of
the Estate of James Robert Hoyle, deceased,
and not in her individual capacity


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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On June 23, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Myrna Hoyle, to me known to be the person who signed as Personal Representative of the Estate of James Robert Hoyle, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

[Signature]
NOTARY PUBLIC and for the
State of Washington Residing at: *[Address]*
Commission Expires: *8/31/2013*



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