



201107250116

Skagit County Auditor

AFTER RECORDING RETURN TO:

7/25/2011 Page

1 of

3 2:55PM

William L. Meyer, Attorney at Law PLLC
P.O. Box 181
Port Townsend, WA 98368-0181

Document Title: Personal Representative's Deed
Reference No.: N/A
Grantor: Lisa Krueger Nyberg, as Personal Representative of the Estate Folke Emanuel Nyberg, Deceased
Grantee: Lisa Krueger Nyberg, as her Separate Property
Legal Description: PARCEL A: That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East of W.M., lying northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955, EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.
PARCEL B: The South 40 feet of the East 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East W.M.,
PARCEL C: The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 1 East of W.M.
Tax Parcel No.: P19584

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX2221
JUL 25 2011**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR; NONINTERVENTION POWERS.** The undersigned Grantor, Lisa Krueger Nyberg, is the duly appointed, qualified and acting Personal Representative of the Estate of Folke Emanuel Nyberg (the "Estate"), who died on August 15, 2010. Grantor was appointed Personal Representative of the Estate on March 9, 2011, in the Superior Court of the State of Washington for Jefferson County Cause No. 11 4 00029 6 (the "Probate Proceedings"). By Order of Solvency entered on March 9, 2011, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
2. **DESCRIBED COMMUNITY PROPERTY.** Included among the property of the Estate of Folke Emanuel Nyberg was his community one-half interest in the real property described as follows (the "Described Community Property"), which was

Amount Paid \$
By mg Skagit Co. Treasurer Deputy

community property of Folke Emanuel Nyberg and Lisa Krueger Nyberg at the time of the death of Folke Emanuel Nyberg:

PARCEL A: That portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East of W.M., lying northerly of the County Road commonly known as the Cougar Gap Road, as it existed on May 5, 1955, EXCEPT the North 40 feet of the East 300 feet of the West 680 feet.

PARCEL B: The South 40 feet of the East 300 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 1 East W.M.,

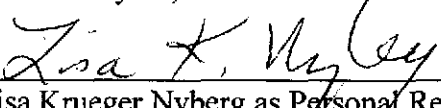
PARCEL C: The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 34 North, Range 1 East of W.M.

Parcel No. 19584

Commonly known as 15163 Rosario Road, Anacortes, Washington 98221

3. **CONFIRMATION OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY.** Grantor hereby confirms and quit claims to Lisa Krueger Nyberg, surviving spouse of Folke Emanuel Nyberg, an undivided one-half interest in the Described Community Property, which interest represents the surviving spouse's community one-half interest in the Described Community Property.
4. **CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY.** Grantor hereby bargains, sells and conveys to Lisa Krueger Nyberg an undivided one-half interest in the Described Community Property, which interest represents the Decedent's one-half interest in the Described Community Property at the time of the Decedent's death.
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: July 12, 2011.


Lisa Krueger Nyberg as Personal Representative of the Estate of Folke Emanuel Nyberg,
Deceased, and not in her individual capacity



201107250116


Skagit County Auditor

STATE OF WASHINGTON)
COUNTY OF KING)

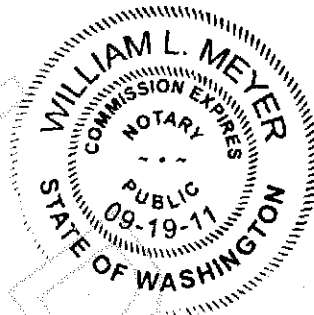
ss.

On this day personally appeared before me Lisa Krueger Nyberg, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of Folke Emanuel Nyberg, Deceased, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN on July 12, 2011 by Lisa Krueger Nyberg.



William L. Meyer
NOTARY PUBLIC, State of Washington
My appointment expires September 19, 2011



201107250116
Skagit County Auditor