

AFTER RECORDING RETURN TO:

BRIAN L. HANSEN
Resick Hansen & Fryer
412 N. Commercial Street
Bellingham, Washington 98225



201109010018

Skagit County Auditor

9/1/2011 Page 1 of 4 9:59AM

Document Title: **PERSONAL REPRESENTATIVE'S DEED**

Reference Number of Related Document: **9501270042; 200208230097**

Grantor: **Estate of JUDITH ELLEN VOLLBRACHT, PAMELA R. WALTON, Personal Representative**

Grantee: **PAMELA R. WALTON, a single woman**

Abbreviated Legal Description: **PTN. OF NE ¼ of SE ¼ of SEC 22, TWP 36 N, RG 3 E, W.M., DESC. UNDER SKAGIT COUNTY AF #9501270042**

Additional Legal Description on pages 2-3

Assessor's Tax Parcel Number: **P47998 / 360322-1-001-0501**

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned Grantor, PAMELA R. WALTON, is the duly appointed, qualified and acting Personal Representative of the Estate of JUDITH ELLEN VOLLBRACHT, deceased.

2. ESTATE. JUDITH ELLEN VOLLBRACHT died on June 30, 2011, and PAMELA R. WALTON was appointed Personal Representative of the estate on July 27, 2011, in the Superior Court of the State of Washington for Whatcom County, Cause No. 11-4-00304-7 (the "probate proceedings").

3. NONINTERVENTION POWERS. By Order Appointing Personal Representative entered on July 27, 2011, in the probate proceedings, the Grantor is authorized to settle the Estate without further court intervention or supervision.

4. CONVEYANCE OF REAL PROPERTY. The Grantor, for and in consideration of transfer and clear title in accordance with the Last Will and Testament of JUDITH ELLEN VOLLBRACHT, deceased, conveys and quit claims to PAMELA

R. WALTON, a single woman, the following described real property, situated in the County of Skagit, State of Washington, including any interest therein which the Grantor may hereafter acquire, to-wit:

PARCEL A:

That portion of the Northeast quarter of the Southeast quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwesterly corner of said Northeast quarter of the Southeast quarter; thence South 89°06'46" East along the Southerly line of said Northeast quarter of the Southeast quarter 382 feet; thence North 51°06'00" East 728.26 feet; thence North 30°45'00" West 63.14 feet to a curve to the right having a radius of 462 feet, the center of which curve bears North 59°15'00" East; thence Northwesterly along said curve to the right through a central angle of 14°44'06" an arc distance of 118.81 feet; thence South 58°08'48" West 1024.02 feet to the Westerly line of said Northeast quarter of the Southeast quarter; thence South 0°18'18" East along said Westerly line 74 feet to the point of beginning. (Also known as Tract 25 of Colony Mountain, an unrecorded plat.)

EXCEPT that portion thereof, if any, lying within that certain tract of land conveyed to Skagit County for road purposes by deed dated April 9, 1962 and recorded April 11, 1962 under Auditor's file no. 620123.

ALSO EXCEPT all mineral rights reserved by deed dated August 4, 1966 and recorded January 2, 1969 under auditor's file no. 721935.

ALSO EXCEPT any portion thereof lying within the following described tract:

Beginning at a point on the Southerly line of said subdivision a distance of 155 feet on a bearing of South 89°06'46" East from the Southwest corner thereof; thence North 16°08'14" East a distance of 215 feet; thence South 73°51'46" East a distance of 88 feet, more or less to a point on a line that is parallel with and 300 feet East of the West line of said subdivision; thence South along said line to a point on a line that is parallel with and 10 feet North of the South line of said subdivision; thence East along said line to a point that bears



North 51°06'00" East from a point on the South line of said subdivision, said point being South 89°06'46" East a distance of 382 feet from the Southwest corner of said subdivision; thence South 51°06'00" West to the South line of said subdivision; thence West along said South line to the point of beginning.

PARCEL B:

A tract of land in the Northeast quarter of the Southeast quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Southerly line of said subdivision a distance of 382 feet on a bearing of South 89°06'46" East from the Southwest corner of said subdivision; thence North 51°06'00" East to a point on a line that is parallel with and 623 feet East of the West line of said subdivision; thence South along said line to the South line of said subdivision; thence West along said South line to the point of beginning. EXCEPT the South 10 feet thereof.

Situate in the County of Skagit, State of Washington.

DATED this 26th day of August, 2011.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20112643
SEP 01 2011

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

Pamela R. Walton
PAMELA R. WALTON
Personal Representative of the Estate
of JUDITH ELLEN VOLLBRACHT

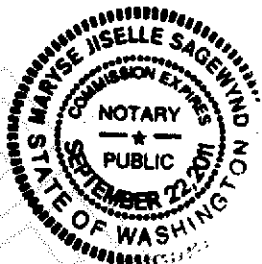
STATE OF WASHINGTON)
: ss
COUNTY OF WHATCOM)

On this 26th day of August, 2011, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PAMELA R. WALTON, to be known to me the person who signed as Personal Representative of the Estate of JUDITH ELLEN VOLLBRACHT, 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 said instrument as Personal Representative of said Estate.

WITNESS my hand and official seal the day and year first above written.



Maryse Jiselle Sagevyn

NOTARY PUBLIC in and for the State of

Washington: Residing at FERNDALE

My Commission Expires: 9-22-2011

