

Return Address:

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201109190082  
Skagit County Auditor

9/19/2011 Page 1 of 4 1:51PM

### PERSONAL REPRESENTATIVE'S DEED

Grantor:	Charles A. Mottl, individually and as Personal Representative of the Estate of Virginia A. Mottl
Grantee:	Charles A. Mottl, as Trustee of the Mottl Living Trust dated 06/06/2007
Legal Description:	Ptn Lots 6 and 7, Block 101, Northern Pacific Add (add'l legal page 3)
Assessor's Tax Parcel #:	Parcel A: P58162 Parcel B: P31693 Parcel C: P100915

1. **GRANTOR; NONINTERVENTION POWERS.** The undersigned Grantor, Charles A. Mottl, is surviving spouse and the duly appointed, qualified and acting Personal Representative of the Estate of Virginia A. Mottl (the "Estate"). Virginia A. Mottl died on August 27, 2010. Grantor was appointed Personal Representative of the Estate on December 16, 2010, in the Superior Court of the State of Washington for King County Case No. 10-4-06939-6 SEA (the "Probate Proceedings"). By Order of Solvency entered on December 16, 2010, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

2. **DESCRIBED PROPERTY.** Included among the property of the Estate was the real property described on the attached Exhibit A (the "Described Property).

3. **WILL PROVISION; CONSIDERATION.** Article 3.1 of the Will bequeaths the residue of the estate to the Mottl Living Trust. This conveyance is made in consideration of this direction in the Will as a nonprorata distribution.

4. **CONVEYANCE OF DESCRIBED PROPERTY.** Grantor hereby conveys and quitclaims to Charles A. Mottl, as Trustee of the Mottl Living Trust, all of the Estate's and Charles A. Mottl's right, title and interest in the Described Property (together with all after acquired title of the Grantor thereon).

8343 107.001 of020808

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20112795  
SEP 19 2011

Res

Amount Paid \$  
Skagit Co. Treasurer  
By *hlm* Deputy

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 implications.

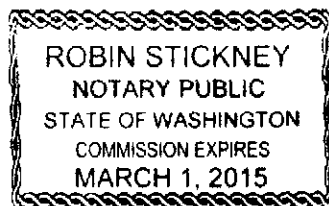
DATED: 9-13-11

Charles A. Mottl  
Charles A. Mottl, individually and as Personal  
Representative of the Estate of Virginia A.  
Mottl, Deceased

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF King )

On this day personally appeared before me Charles A. Mottl, to me known or proven on the basis of satisfactory evidence to be the person who signed individually and as Personal Representative of the Estate of Virginia A. Mottl, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

Dated: 9-13-11



Robin Stickney  
Print Name: Robin Stickney  
Notary Public in and for the State of Washington,  
residing at: Woodinville  
My commission expires: 3-1-2015

(Keep Notary seal and all signatures within border.)

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and/or information available to the general public from county records. No title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.



## EXHIBIT A

### PARCEL A:

The West 15 feet of Lot 6, all of Lot 7 and Lot 8, less the West 5 feet thereof, Block 101, NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington.

Situated in Skagit County, Washington

### PARCEL B:

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of NORTHERN PACIFIC ADDITION TO ANACORTES, according to the plat thereof, recorded in Volume 2 of Plats, pages 9 through 11, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 101 of said plat;

Thence North 21°36'44" West, along the Westerly line of said Block 101, a distance of 175.00 feet to the Northwest corner of said Block 101;

Thence North 71°37'54" East, a distance of 65.09 feet to the true point of beginning;

Thence North 21°36'44" West, a distance of 149.05 feet;

Thence North 71°17'58" East, a distance of 70.08 feet;

Thence South 21°36'44" East, a distance of 149.45 feet to a point on the North line of said Block 101;

Thence South 71°37'54" West along the North line of said Block 101, a distance of 70.10 feet to the true point of beginning.

Situated in Skagit County, Washington

*Legal description continued on next page*



PARCEL C:

That portion of the following described Tract "RR" which lies between the Northwestern extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to Loren D. Welch et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's File No. 8806290024, records of Skagit County, Washington.

Tract RR:

Tracts 1 and 2 plate 7 in Section 14, Township 35 North, Range 1 East of the Willamette Meridian, and all that part of Tract 1, Plate 7, in Section 23, Township 35 North, Range 1 East of the Willamette Meridian, described as follows:

Commencing at the initial point of said Tract 1 of Section 23;  
Thence West 305 feet;  
Thence South 70°44' West 855 feet;  
Thence South 23° East 112 feet;  
Thence North 69°10' East, 136 feet;  
Thence North 70°53' East 533.5 feet;  
Thence North 73°12' East 444 feet;  
Thence North 17°45' East 32 feet to beginning.

EXCEPTING and EXCLUDING from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1; Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23;  
Thence South 17°45' West, 32 feet;  
Thence South 73°12' West, 444 feet;  
Thence South 70°53' West, 533 5/10 feet;  
Thence South 69°10' West, 136 feet;  
Thence North 22°, no minutes West, 40 feet;  
Thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;  
Thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North 17°45' East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;  
Thence South 17°45' West, 66 feet to the place of beginning.

(Note: Said Welch tract partially or wholly adjoins Lots 6, 7 and 8 in Block 101, Northern Pacific Addition to Anacortes, in Volume 2 of Plats, page 9, records of Skagit County, Washington).

Situated in Skagit County, Washington

