

AFTER RECORDING RETURN TO:  
JAMES D. MCBRIDE  
16088 NE 85TH STREET  
REDMOND, WA 98052



201110280071

Skagit County Auditor

10/28/2011 Page

1 of

3 12:16PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113210  
OCT 25 2011

Document Title: Personal Representative's Deed Amount Paid \$0  
Grantor: Linda Louise McBride, Personal Representative of the Estate of Ann Russell, Skagit County Probate Cause #06-4-00256-3 By Skagit Co. Treasurer /lem  
Grantee: Louis Joseph Lembo, a single man  
Legal Description: Portion of the SE 1/4 of the NW 1/4 of Section 29, Township 34N, Range 4E  
Tax Parcel #: 340429-0-337-0007

**PERSONAL REPRESENTATIVE'S DEED**

The grantor, LINDA LOUISE MCBRIDE, Personal Representative of the Estate of Ann Russell, Skagit County Probate Cause #06-4-00256-3, does hereby bargain, sell and convey to LOUIS JOSEPH LEMBO, a single man, pursuant to the Last Will and Testament of Ann Russell, grantee herein, all of its interest, in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein, legally described as follows:

ACRES 0.12, TAX 206: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, WHICH POINT BEARS SOUTH 89 DEGREES 50'40" EAST FROM THE NORTHWEST CORNER OF SAID SUBDIVISION, A DISTANCE OF 135.00 FEET, AND WHICH POINT BEARS NORTH 89 DEGREES 50'40" WEST A DISTANCE OF 416.5 FEET FROM THE INTERSECTION OF THE CENTERLINE OF ELEVENTH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND THE SAID NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 44 DEGREES 32'44" EAST, A DISTANCE OF 85.44 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT, THE TANGENT TO WHICH AT THE POINT OF CURVATURE BEARS SOUTH 45 DEGREES 27'16" WEST HAVING A RADIUS OF 209.99 FEET AND A CENTRAL ANGLE OF 37 DEGREES 34'02" AN ARC DISTANCE OF 137.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 135.00 FEET OF SAID SUBDIVISION; THENCE NORTH 0 DEGREES 14'30" EAST ALONG SAID EAST LINE OF THE WEST 135.00 FEET OF SAID SUBDIVISION, A DISTANCE OF 181.74 FEET TO THE POINT OF BEGINNING.  
TAX 206: THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, WHICH POINT BEARS SOUTH 89 DEGREES 50'40"

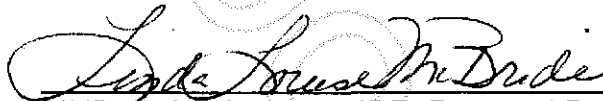
EAST FROM THE NORTHWEST CORNER OF SAID SUBDIVISION, A DISTANCE OF 135.00 FEET, AND WHICH POINT BEARS NORTH 89 DEGREES 50'40" WEST A DISTANCE OF 416.5 FEET FROM THE INTERSECTION OF THE CENTERLINE OF ELEVENTH STREET, AS ESTABLISHED IN THE CITY OF MOUNT VERNON, AND THE SAID NORTH LINE OF SAID SUBDIVISION; THENCE SOUTH 44 DEGREES 32'44" EAST, A DISTANCE OF 85.44 FEET; THENCE IN A SOUTHWESTERLY DIRECTION ON A CURVE TO THE LEFT, THE TANGENT TO WHICH AT THE POINT OF CURVATURE BEARS SOUTH 45 DEGREES 27'16" WEST HAVING A RADIUS OF 209.99 FEET AND A CENTRAL ANGLE OF 37 DEGREES 34'02" AN ARC DISTANCE OF 137.68 FEET TO A POINT ON THE EAST LINE OF THE WEST 135.00 FEET OF SAID SUBDIVISION; THENCE NORTH 0 DEGREES 14'30" EAST ALONG SAID EAST LINE OF THE WEST 135.00 FEET OF SAID SUBDIVISION, A DISTANCE OF 181.74 FEET TO THE POINT OF BEGINNING.

Subject to any and all indebtedness on the property.

Tax Parcel # 340429-0-337-0007; P28529

The Grantor for herself and for her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

Dated this 4 day of October, 2011.



LINDA LOUISE McBRIDE, Personal Representative  
of the Estate of Ann Russell, Skagit County Probate  
Cause #06-4-00256-3



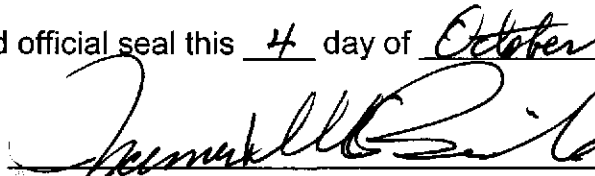
201110280071

Skagit County Auditor

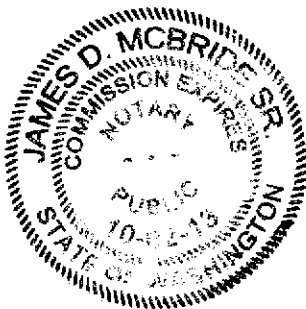
STATE OF WASHINGTON       )  
  ) ss.  
COUNTY OF KING        )

On this day, before me personally appeared LINDA LOUISE McBRIDE, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and that she declared she signed in her representative capacity as Personal Representative of the Estate of Ann Russell.

GIVEN under my hand and official seal this 4 day of October, 2011.



Printed Name: JAMES D. McBRIDE  
NOTARY PUBLIC in and for the State of WA  
Residing at Redmond, WA  
My commission expires: 10/2/2013



201110280071  
Skagit County Auditor