



201110280072

Skagit County Auditor

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

10/28/2011 Page

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3 12:16PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113211

OCT 25 2011

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

Document Title: Personal Representative's Deed
Grantor: Linda Louise McBride, Personal Representative of the Estate of Ann Russell, Skagit County Probate Cause #06-4-00256-3
Grantee: Louis Joseph Lembo, a single man
Legal Description: Portion of the S 1/2 of the NW 1/4 of Section 29, Township 34N, Range 4E
Tax Parcel #: 340429-0-237-0016

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 1.00, TAX 121AA: PARCEL A: PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 135 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 205 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER TO INTERSECT WITH THE EAST LINE OF THAT CERTAIN EASEMENT GRANTED TO R.O. WELTS, JR. AND W.C. MOORE, BY INSTRUMENT DATED DECEMBER 16, 1939 AND RECORDED DECEMBER 18, 1939, IN VOLUME 178 OF DEEDS, PAGE 418, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG EAST LINE OF SAID EASEMENT TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING. TAX 121AA: PARCEL A: PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 135 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, 205

FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER TO INTERSECT WITH THE EAST LINE OF THAT CERTAIN EASEMENT GRANTED TO R.O. WELTS, JR. AND W.C. MOORE, BY INSTRUMENT DATED DECEMBER 16, 1939 AND RECORDED DECEMBER 18, 1939, IN VOLUME 178 OF DEEDS, PAGE 418, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG EAST LINE OF SAID EASEMENT TO THE NORTH LINE OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE EAST TO THE POINT OF BEGINNING.

Subject to any and all indebtedness on the property.

Tax Parcel # 340429-0-237-0016; P28418

Common Address: 1613 S. 10th Street, Mount Vernon, WA 98274

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



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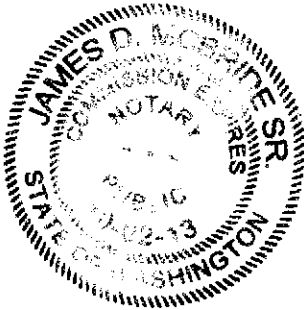
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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



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Skagit County Auditor