

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



201110280073
Skagit County Auditor

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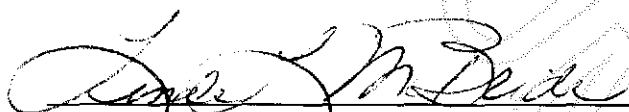
Document Title: Personal Representative's Deed
Grantor: Linda Louise McBride, Personal Representative of the Estate of Ann Russell, Skagit County Probate Cause #06-4-00256-3
Grantee: Louis Joseph Lembo, a single man
Legal Description: N1/2 NW1/4 SW1/4 SEC 11 AKA N1/2 TRS 47 & 48
Tax Parcel #: 350511-3-002-0100

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, aka Roxane 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, of the property legally described on the attached Exhibit A, being tax parcel # 350511-3-002-0100 or P104346.

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 26 day of October, 2011.


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

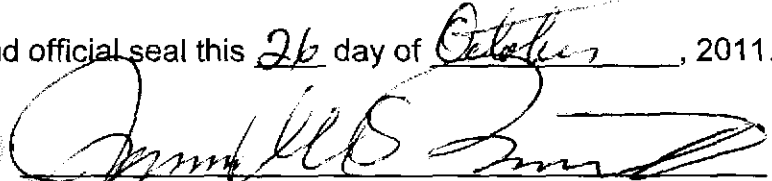
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20113262
OCT 28 2011

Amount Paid \$ 8
Skagit Co. Treasurer
By NAM Deputy

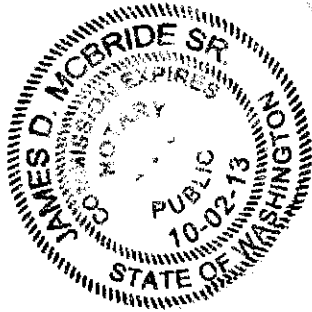
STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

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 26 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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Exhibit A

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 35 North, Range 5 East, W.M., (also known as a portion of Tracts 47 and 48, Survey filed October 23, 1989, Book 9 of Surveys, pages 51 - 52, under Skagit County Auditor's File No. 8910230031).

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities being 60 feet in width, lying 30 feet on each side of the following described centerline:

Commencing at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 11; thence North 89 degrees 40'57" West along the North line of said West 1/2, a distance of 348.52 feet to the true point of beginning; thence South 43 degrees 30' East, 116.57 feet; thence South 16 degrees 33'27" West, 53.00 feet; thence South 20 degrees 02'14" East, 52.76 feet; thence South 50 degrees 46'38" East, 56.72 feet; thence South 62 degrees 41'42" East, 216.00 feet, more or less, to the intersection with the Westerly right of way line of the 60 foot County Road known as Bacus Road, said intersection being the terminus of said centerline;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 60.00 feet of the West 400.00 feet of the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 11,

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the East 60.00 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 11;

ALSO TOGETHER WITH non-exclusive easements for ingress, egress and utilities, as created in instrument recorded under Auditor's File Nos. 8902210090 and 8910230016, records of Skagit County, Washington.



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