



201203050113
Skagit County Auditor

3/5/2012 Page

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3 11:47AM

After recording mail to:

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA. 98284

Grantor(s): The Estate of Tim D. Roetman
Grantee(s): Vicki Frank
Legal: Parts of Govt Lot 4, S. 13, T35N, R. 10 E, W.M.
Tax Parcel No. 351013-0-033-0003 / P45230

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Vicki L. Frank, is the duly appointed, qualified and acting personal representative of the Estate of TIM D. ROETMAN, who died on October 10, 2010. On October 22, 2010 the Will of Tim D. Roetman dated August 16, 2002 was admitted to Probate and Grantor was appointed Personal Representative of the Estate in The Superior Court of the State of Washington under Skagit County Cause No. 10-4-00372-0. Grantor, Vicki L. Frank, is the daughter of the decedent TIM D. ROETMAN.

2. **NONINTERVENTION POWERS.** By Order Admitting Will to Probate and Order of Solvency entered on October 22, 2010 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

3. **DESCRIBED COMMUNITY PROPERTY:** Included among the property of the Estate of TIM D. ROETMAN was his interest in real property described as follows:

Part of Government Lot 4, Section 13, Township 35 North, Range 10 East, W.M. described as follows:

Beginning at the intersection of the center line of the State Highway 17-A with the North line of said lot 4; thence Southwesterly along the center line of said State Highway 900 feet; thence Northwesterly along a line which if projected would intersect the Northwest corner of said lot 4, a distance of 289 feet to the true point of beginning of this description; (said point being the Northwesterly corner of that certain tract conveyed to Ed Hawkins and Carrie Hawkins, husband and wife, by deed dated December 16, 1949 and recorded December 28, 1949 in Volume 237 of

Deeds, page 220, under Auditor's File No. 439894); thence from said point of beginning run Southerly along the Westerly line of said Hawkins tract, 172 feet, more or less, to a point on the center line of said State Highway, which is 1146 feet Southwesterly (as measured along said center line) from its intersection with the North line of said lot 4; thence Southwesterly along the center line of said highway a distance of 265 feet; thence Northerly parallel to the Westerly line of said Hawkins tract to an intersection with a line drawn from the Northwest corner of said lot 4 to a point on the center line of said highway that is 900 feet Southwesterly (as measured along said center line) from its intersection with the North line of said lot 4; thence Southeasterly along said line to the true point of beginning, EXCEPT any portion thereof within the boundaries of the City of Seattle Railway right of way and EXCEPT State Highway right of way.

4. **CONVEYANCE:** Grantor hereby bargains, sells and conveys to VICKI L. FRANK, as her separate estate, the above described property located in Skagit County, Washington, and any and all interest the estate has in the Described Property together with all after acquired title of the Grantor therein.

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 implication.

Dated: March 5, 2012

2012582
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

MAR 05 2012

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

Vicki L. Frank PR

Vicki L. Frank, Personal Representative
 of the Estate of Tim D. Roetman
 and not in her individual capacity

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

On this 5 day of March, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Vicki L. Frank, to me known to be the individual who signed as Personal Representative of the Estate of Tim D. Roetman, 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

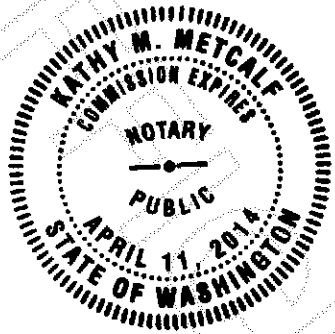


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was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Kathy M. Metcalf
NOTARY PUBLIC in and for the
State of Washington
Residing at: Sedro Woolley
My appointment expires: 4-11-2014



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