

Filed for Record at Request of &
When Recorded Return To
Elizabeth Buchan Sipe
4052 Orchard Drive
Lake Oswego, OR 97035



201208150057
Skagit County Auditor

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PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution of Separate Real Property from Testate Estate)

Grantor: Elizabeth Buchan Sipe, Personal Representative, Estate of George Colin Buchan
Grantee: Elizabeth Buchan Sipe
Abbreviated Legal Descr.: Unit E of Buchan Beach Condominium created by a declaration recorded under
Skagit County, Washington, Auditor's No. 9904140089, together with an undivided
20% interest in the common elements of said condominium.
Parcel No.: 4733-000-005-0000, P114975

1. Grantor. I, ELIZABETH BUCHAN SIPE, am the duly appointed, qualified, and acting Personal Representative of the Estate of GEORGE COLIN BUCHAN, Deceased, Clark County, Washington, Superior Court Case No. 12-4-00134-1.

2. Grantee. The Grantee is ELIZABETH BUCHAN SIPE.

3. Decedent's Estate. Decedent GEORGE COLIN BUCHAN died testate on November 30, 2011. On February 23, 2012, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Article 6 of Decedent's *Will* provides that the residue of Decedent's estate shall pass to Elizabeth Buchan Sipe and Melissa Jane Buchan in equal shares; however, Melissa Jane Buchan has disclaimer her share of the residue of the estate pursuant to RCW 11.86.013 which then passes to Elizabeth Buchan Sipe.

5. Real Property. Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington:

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20% interest in the common elements of said condominium

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2012 2463

AUG 15 2012

Personal Representative's Deed

Amount Paid \$4
Skagit Co. Treasurer
By *mm* Deputy

Parcel No. 114975

More commonly known as: 11330 Marine Drive, Unit E, Anacortes, WA 98221.

Assessor's Property Tax Parcel/Account Number: 114975/4996-000-005-0000.

6. **Consideration.** This conveyance is made in consideration of Decedent's gift in his *Will*.

7. **Conveyance.** Grantor conveys, grants, and quitclaims to ELIZABETH BUCHAN SIPE all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at his/her death.

DATED: August 1, 2012

Estate of GEORGE COLIN BUCHAN, Deceased



By: Elizabeth Buchan Sipe
Elizabeth Buchan Sipe,
Personal Representative

STATE OF OREGON)
) ss.
COUNTY OF Clackamas)

On this day personally appeared before me Elizabeth Buchan Sipe, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: August 1, 2012

Signature [Signature]
Jared David Lackey

Printed Name
NOTARY PUBLIC for Oregon
Residing at: 4155 Mercantile Dr. Lake Oswego, OR.

My appointment expires on: 03/08/2016



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