When Recorded Return to: Kristina C. Udall, Esq. The Law Office of Kristina C. Udall, PLLC 1001 Fourth Avenue Plaza, Suite 4200 Seattle, WA 98154 Skagit County Auditor 5 1 2 0 1 2 0 8 3 0 0 1 3 1 5 1 2 0 1 2 0 8 3 0 0 1 3 1 5 1 2 0 1 2 0 8 3 1 0 1 4 3:43 PM

PERSONAL REPRESENTATIVE'S DEED

Grantor:

PATRICIA J. LUNDGREN, Individually and as Personal Representative

of the ESTATE OF RICHARD E LUNDGREN

Grantee:

PATRICIA J. LUNDGREN, Trustee of the RICHARD E. LUNDGREN

FAMILY BYPASS TRUST

Abbreviated

GRANDVIEW TERRACE WLY 2/3 LT18 LT19; PADILLA BAY

Legal Descirption:

TRS 107 AND 108

See complete legal description attached hereto as Exhibit A

Assessor's Tax Parcel Numbers: P65583; P65585; P60934

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20122679

AUG 3 0 2012

Amount Paid \$
Skagit Co. Treasurer
By Man Deputy

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR. The undersigned Grantor, PATRICIA J. LUNDGREN, is acting individually and as the duly appointed, qualified and acting Personal Representative of the ESTATE OF RICHARD E. LUNDGREN.
- 2. ESTATE. RICHARD E. LUNDGREN (the "Decedent") died on December 27, 2009, and PATRICIA J. LUNDGREN was appointed Personal Representative on January 4, 2010, in the State of Washington Superior Court of King County in Cause No. 10-4-00309-3 SEA (the "probate proceedings").
- 3. <u>NONINTERVENTION POWERS</u>. By Order Probating Will and Confirming Nonintervention Powers entered on January 4, 2010 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. <u>DESCRIBED COMMUNITY PROPERTY</u>. Included among the property of the ESTATE OF RICHARD E. LUNDGREN was the following described real property, situated in the County of Skagit, State of Washington, which property was the community property of RICHARD E. LUNDGREN and PATRICIA J. LUNDGREN at the time of the death of Decedent:

See complete legal description attached hereto as Exhibit A; (the "Described Community Property").

5. <u>DEED -- CONVEYANCE OF DESCRIBED COMMUNITY PROPERTY.</u>
Grantor hereby bargains, sells and conveys all of the interest of RICHARD E. LUNDGREN and PATRICIA J. LUNDGREN in the Described Community Property, to Grantee, PATRICIA J. LUNDGREN, Trustee of the RICHARD E. LUNDGREN FAMILY BYPASS TRUST.

2012083001 Skagit Court

Page 2 of 4

8/30/2012 Page 2 of

2 of 4

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6 LIMITATION OF C	OVENIANTS. Country asymptotic the asymptotic of this
6. <u>LIMITATION OF C</u>	OVENANTS. Grantor expressly limits the covenants of this
deed to those expressed herein and excludes all covenants arising or to arise by statutory or other	
implications. DATED: Lug. 2, 2012.	
Patricia Lundym PATRICIA J. LUNDGREN, Individually and	
as Personal Representative of the	
ESTATE OF RICHARD E. LUNDGREN	
STATE OF WASHINGTON)	00
COUNTY OF KING)	
On this day before me personally appeared PATRICIA J. LUNDGREN, to me known to be the individual described in and who executed the within and foregoing instrument individually and as Personal Representative of the ESTATE OF RICHARD E. LUNDGREN, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument on behalf of the ESTATE OF RICHARD E. LUNDGREN.	
GIVEN under my hand and official seal this 2 day of Yhraust, 2012.	
	Mina C. adale
Manual Ma	KRISTINA C. UDALL
RIST AND THE PROPERTY OF THE P	(print notary's name) Notary Public in and for the State of Washington, residing at My commission expires:
KRIST OF THE OF	

Page 3 of 4



8/30/2012 Page

3 of

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EXHIBIT A

LEGAL DESCRIPTION

Residence located at 9970 Samish Island Road, Bow, Skagit County, Washington 98232, including adjacent lot and tidelands; Assessor's Tax Parcel Nos. P65583 (residence), P65585 (adjacent lot) P60934 (tidelands); legally described as follows:

PARCEL A:

That portion of Lot 18 of Grandview Terrace, Samish Island, Skagit County, Washington, as per Plat recorded in Volume 5 of Plats, Page 36, records of Skagit County, lying Westerly of the following described line: Beginning at a point on the Northerly line of said Lot 18, which is 2/3rds of the total length of said Northerly line (as measured along said Northerly line) from the Northwest corner of said Lot 18, thence Southerly in a straight line to a point on the Southerly line of said Lot 18 that is 2/3rds of the total length of said Southerly line (as measured along said Southerly line) from the Southwest corner of said Lot 18.

PARCEL B:

Lot 19, of Grandview Terrace, Samish Island, Skagit County, Washington, as per Plat recorded in Volume 5 of Plats at Page 36, records of Skagit County, Washington.

PARCEL C:

The Westerly 2/3rds of the following described premises: That portion of tide lands of the second class as conveyed by the State of Washington in front of Government Lot 1 of Section 34, Township 36 North, Range 2 East of W.M. embraced within Tracts 107 and 108 of Map of Padilla Bay, Skagit County, Washington, as filed in the office of the Clerk of the Superior Court of said county and confirmed by decree of said Court in Case No. 13653.

Page 4 of 4



8/30/2012 Page

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