

After Recording Return to:

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201210100078
Skagit County Auditor

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PERSONAL REPRESENTATIVE'S DEED

Grantor: ESTATE OF PAVAO FRANULOVICH, Deceased; MILOYKA STAMBUK and RUDY FRANULOVICH, co-Personal Representatives

Grantees: MILOYKA STAMBUK, RUDY FRANULOVICH, TONY FRANULOVICH, and TINA FRANULOVICH MARTIN, subject to life estate in favor of RUDY FRANULOVICH

Tax Account No.: 3772-156-004-0014 / P55976

MILOYKA STAMBUK and RUDY FRANULOVICH are the duly appointed and acting co-personal representatives of the ESTATE OF PAVAO FRANULOVICH, Deceased, the Grantor herein. PAVAO FRANULOVICH died on April 30, 2012 and his Will was admitted to probate under Skagit County, Washington Superior Court Cause Number 12-4-00208-8. MILOYKA STAMBUK and RUDY FRANULOVICH are authorized to administer said estate without court intervention, pursuant an Order of Solvency of the Skagit County Superior Court, dated and entered on June 6, 2012. For and in consideration of distribution according to the Last Will and Testament of PAVAO FRANULOVICH and for no other consideration, MILOYKA STAMBUK and RUDY FRANULOVICH, as co-personal representatives of said estate and not in their individual capacity, hereby grant, bargain, sell, convey and confirm to the Grantees, MILOYKA STAMBUK, RUDY FRANULOVICH, TONY FRANULOVICH, and TINA FRANULOVICH MARTIN, all as tenants-in-common, the following described property, situated in Skagit County, Washington, together with all after-acquired title of the Grantor herein:

Lots 1, 2, 3, and 4, Block 156, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

SUBJECT TO a life estate in favor of RUDY FRANULOVICH under the following terms and conditions set forth under the Last Will and Testament of PAVAO FRANULOVICH:

RUDY FRANULOVICH shall be entitled to possession of the Residence for the remainder of his life, and shall also have the right to allow any members of his immediate family to reside at the residence for any length of time. Upon RUDY FRANULOVICH'S death, his wife, SHELLY TRADEL (if she remains married to RUDY at the time of his death), and his daughter, BERNADETTE R. FRANULOVICH, shall each have the option to reside at the residence for an additional period not to exceed two years after the date of RUDY FRANULOVICH'S death.

RUDY FRANULOVICH'S life estate shall automatically terminate as provided in the previous paragraph, or at such earlier date as RUDY FRANULOVICH (if living, or otherwise SHELLY TRADEL or BERNADETTE R. FRANULOVICH, as applicable) voluntarily terminates the life estate in writing or commits a default, including: (1) failure to pay real estate taxes or other assessments against the Residence when due; (2) failure to pay utility costs that result in a lien against the Residence; (3) failure to continuously maintain a casualty insurance policy on the Residence in at least its replacement value; (4) permitting any lien to be placed against the Residence; (5) committing "waste" regarding the Residence as defined under Washington law; or (6) renting the Residence out to someone outside the immediate family of RUDY FRANULOVICH. In the event of a default, the other tenants-in-common must afford RUDY FRANULOVICH (or SHELLY TRADEL or BERNADETTE R. FRANULOVICH, if applicable) written notice and a thirty (30) day period within which to cure the default, and only upon a failure to cure the default within that thirty days shall the life estate so terminate. All tenants-in-common shall be required to contribute to general upkeep and maintenance costs for the Residence.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3198
OCT 10 2012

Amount Paid \$
Skagit Co. Treasurer
By *MAM* Deputy

