



201211200062

Skagit County Auditor

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PERSONAL REPRESENTATIVE DEED

Reference # (If applicable):

Grantor(s) (Seller): Margaret J. Johnston, Personal Representative of the Estate of Margaret T. Larsson, Deceased, Skagit County Case No. 12-4-00383-1

Grantee(s) (Purchaser): Margaret J. Johnston, a married woman as her separate property

Legal Description (abbreviated): (1.8800 ac) TAX 14F BAAP 603.9FT W & 461.99FT N OF SE C OF SW1/4 NE1/4 TH W 252FT S 188.94 FT E 145FT N 177.94FT TH E TAP S OF TPB TH N 11FT TPB AND ALSO INCLUDING THE FOLLOWING DESCRIBED TRACT: THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF S Assessor's Property Tax Parcel/Account P32036/350125-0-060-0006

PERSONAL REPRESENTATIVES DEED

The undersigned Grantor(s), MARGARET J. JOHNSTON, as the duly appointed, qualified and acting Personal Representative of the Estate of MARGARET T. LARSSON, Deceased, in Probate Cause No. 12-4-00383-1, in Skagit County Superior Court of Washington, and not in her individual capacity, does convey and quit claim to MARGARET J. JOHNSTON, a married woman as her separate property, the estate's interest in the following described real estate, situated in Skagit County, Washington:

ATTACHED AS "A"

all situated in the County of Skagit, State of Washington.

Dated this 14th day of November 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123700
NOV 20 2012

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

MARGARET J. JOHNSTON, acting as Personal Representative of the Estate of Margaret T. Larsson and not in her individual capacity

Legal description

For Parcel 32036

ATTACHMENT "A"

(as interpreted from Skagit County assessor information)

TAX LOT 14F

BEGINNING AT A POINT 603.9 FT WEST AND 461.99 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST CORNER;

THENCE WEST 252 FEET;

THENCE EAST 145 FEET;

THENCE NORTH 177.94 FEET;

THENCE EAST TO A POINT SOUTH OF THE TRUE POINT OF BEGINNING;

THENCE NORTH 11 FEET TO THE TRUE POINT OF BEGINNING.

ALSO INCLUDING THE FOLLOWING DESCRIBED TRACT:

THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST BOUNDARY OF SAID SUBDIVISION, 24 RODS NORTH OF THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH BOUNDARY OF THAT CERTAIN TRACT CONVEYED TO CARL STROCK BY DEED DATED OCTOBER 26, 1912 AND RECORDED DECEMBER 3, 1912 IN VOLUME 95 OF DEEDS, PAGE 560, UNDER AUDITOR'S FILE NO. 94055, A DISTANCE OF 18.6 RODS, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID STROCK TRACT (SAID POINT BEING ON THE EAST LINE OF THOSE PREMISES CONVEYED TO ARTIS EUGENE LARSSON AND MARGARET J LARSSON, HIS WIFE, BY DEED RECORDED MAY 1, 1959 UNDER AUDITOR'S FILE NO 579851;

THENCE SOUTH ALONG THE EAST LINE OF SAID LARSSON TRACT AND EAST LINE OF TRACT CONVEYED TO ARTIS TAYLOR BY DEED RECORDED NOVEMBER 9, 1956, UNDER AUDITOR'S FILE NO 543947, A DISTANCE OF 12 RODS TO THE SOUTHEAST CORNER OF SAID TAYLOR TRACT;

THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 18.6 RODS TO THE EAST LINE OF SAID SUBDIVISION 12 RODS TO THE POINT OF BEGINNING;

EXCEPT THE EAST 105 FEET THEREOF

A.K.A. PARCEL "B" OF SURVEY RECORDED UNDER AF#200307180130 AND ALSO INCLUDING THE FOLLOWING DESCRIBED TRACT:

TAX PARCEL 14G

BEGINNING AT A POINT 18.6 RODS WEST AND 27 1/3 RODS NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHEAST 1/4;

THENCE SOUTH 252 FEET;

THENCE SOUTH 100 FEET

THENCE WEST 45 FEET;

THENCE SOUTH 45.69 FEET TO A POINT 18.5 RODS NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;

THENCE WEST 26 FEET;

THENCE SOUTH 32.25 FEET MORE OR LESS TO A POINT 273 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;

THENCE EAST 323 FEET TO A POINT SOUTH OF THE TRUE POINT OF BEGINNING;

THENCE NORTH TO THE TRUE POINT OF BEGINNING.

LESS THAT PORTION LYING WITHIN TAX PARCEL 14G



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