

201211200073
Skagit County Auditor

11/20/2012 Page 1 of 3 10:26AM

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Phyllis Alberta Hyatt, by and through Charles Richard Hyatt, Personal Representative.

GRANTEES: Charles Richard Hyatt, a married man, as his separate property, and Lloyd Charles Hyatt, a married man, as his separate property.

ADDRESS: 606 Central Avenue
Sedro Woolley, WA 98284

LEGAL DESCRIPTION: Lots 19, 20, and 21, Block 7, Repl. of Junction Addition to Sedro according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Vol. 3 of Plats, page 48.

PARCEL NUMBER: P76597

REFERENCES: 9403280010, 9403280011

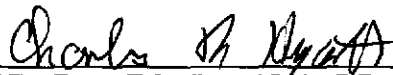
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3702
NOV 20 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By *nam* Deputy

1. **Grantor.** Charles Richard Hyatt is the duly appointed, qualified, and acting Personal Representative of the Estate of Phyllis Alberta Hyatt, deceased.
2. **Grantee.** Charles Richard Hyatt, a married man, as his separate property, and Lloyd C. Hyatt, a married man, as his separate property, jointly with rights of survivorship, and not as tenants in common, as set forth in the Last Will & Testament of Phyllis Alberta Hyatt.
3. **Decedent's Estate.** Phyllis Alberta Hyatt died testate on March 20, 2010. Grantor Charles R. Hyatt was appointed as Personal Representative of the Estate of Phyllis Alberta Hyatt in the State of Washington, Superior Court for Skagit County, No. 10-4-00240-5, on June 28, 2010. By order of the Superior Court, Grantor is authorized to settle the Estate without further court intervention or supervision.
4. **Will Provision.** Article V of Phyllis Albert Hyatt's Last Will & Testament provides that Decedent's above described real property, located at 606 Central Avenue, Sedro Woolley, Washington, 98284, shall be distributed to her son, Charles R. Hyatt, and to her grandson, Lloyd C. Hyatt.
5. **Consideration.** This conveyance is made in consideration of the bequest in Phyllis Alberta Hyatt's Last Will & Testament.
6. **Conveyance.** Grantor conveys, grants and quitclaims to Charles R. Hyatt and Lloyd C. Hyatt, as set forth in the Last Will & Testament of Phyllis Alberta Hyatt, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at her death.
7. **Limitations of Covenants.** Grantor expressly limits the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record.

DATED: This 26 day of October, 2012.



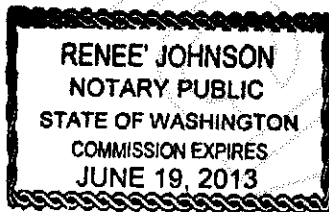
ESTATE OF PHYLLIS ALBERTA HYATT,
by and through CHARLES R. HYATT,
Personal Representative




STATE OF WASHINGTON)
) ss:
COUNTY OF GRANT)

I certify that I know or have satisfactory evidence that Charles Richard Hyatt is the person who appeared before me, and he acknowledged that he was authorized to execute this instrument as Personal Representative of the Estate of Phyllis Alberta Hyatt, and stated that he executed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 26 day of October, 2012.




NOTARY PUBLIC
In and for the State of Washington
My appointment expires: 19 June 2013

