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FILED FOR RECORD AT THE REQUEST OF:

Sean R. Bleck Isenhour Bleck, P.L.L.C. 1200 Fifth Avenue, Suite 2020 Seattle, WA 98101

143127-00

INFORMATION FOR RECORDER:

LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED

REFERENCE NUMBERS: NOT APPLICABLE

GRANTOR: WHEELER, JOAN DEBORAH, PERSONAL REPRESENTATIVE OF THE

ESTATE OF DORIS LOUISE MCCANN

GRANTEE: JANDA, JAMES K., AN UNMARRIED MAN

ABBREVIATED LEGAL DESCRIPTION: PORTION OF GOV'T LOT 8, S-T-R 21-35N-9E

TGW N 1/2 NW 1/4 SW 1/4, S-T-R 21-35N-9E AND PORTIONS OF GOV'T LOT 8

AND 11, S-T-R 20-35N-9E

TAX PARCEL NUMBER: (#P101345) 350920-0-012-0101

(#P130040) 350921-3-005-0100 (#P44554) 350920-0-012-0002 (#P44570) 350920-0-021-0308

PROPERTY ADDRESS: 49991 SAUK STORE ROAD, CONCRETE, WA 98237

PERSONAL REPRESENTATIVE'S DEED

- GRANTOR; NONINTERVENTION POWERS. The undersigned Grantor, Joan Deborah Wheeler, is the duly appointed, qualified and acting Personal Representative of the Estate of Doris Louise McCann, who died on February 18, 2012. Grantor was appointed Personal Representative of the Estate on March 27, 2012 in the Superior Court of the State of Washington for King County, Superior division, under Cause No. 12-4-01690-6 SEA. By order entered on March 27, 2012 in the probate proceedings, Grantor was granted non-intervention powers and is authorized to settle the Estate without further court intervention or supervision.
- DESCRIBED PROPERTY. Included among the property of the Estate of Doris Louise McCann was her interest in the real property described as follows ("Described Property"):

See Exhibit A.

- 3. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY.
 Grantor, for good and valuable consideration in hand paid, hereby bargains, sells and conveys to James K. Janda, an unmarried person, the Decedent's entire interest in the Described Property.
- 4. <u>LIMITATION OF COVENANTS</u>. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

Dated: March 81, 2013.

Joan Deborah Wheeler as Personal Representative of the Estate of Doris Louise McCann, Deceased, and not in her individual capacity.

NOTARY

skagit county washington REAL ESTATE EXCISE TAX 20/3909 MAR 18 2013

STATE OF WASHINGTON)

(COUNTY OF SKAGIT)

Amount Paid \$ 30 3/. Skagit Co. Treasurer
By Num Deputy

On this day personally appeared before me Joan Deborah Wheeler, to me known to be the person who executed the foregoing instrument as Personal Representative of the Estate of Doris Louise McCann, Deceased, and acknowledged that she signed the same as her free and voluntary act and deed as Personal Representative for said Estate for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on this _____ day of March 2013.

OTARY OF WASHING

Notary Public in and for the State of Washington

residing at Duran UA

My commission expires Masca 16 201

PERSONAL REPRESENTATIVE'S DEED - 2



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Exhibit A

PARCEL "A":

That portion of Government Lot 8 lying Easterly of the Sauk Store Road.

EXCEPT that portion lying Northerly of the Southerly line of Lot 3, Short Plat No. PL07-0337, approved August 12, 2009, recorded August 12, 2009, under Auditor's File No. 200908120100

TOGETHER WITH a tract in the North ½ of the Northwest ¼ of the Southwest ¼ of Section 21, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the Southwest corner of said North 1/2;

thence South 89°12'05" East along the South line of said North ½, 183.45 feet; thence North 00°51'01" East 278.10 feet, more or less, to the thread of an unnamed creek; thence Southwesterly along said thread to a point on the West line of Section 21; thence South 00°51'01" West along said West line 76.80 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 8, Section 20, Township 35 North, Range 9 East, W.M., EXCEPT the North 550 feet thereof,

AND EXCEPT that portion lying Northeasterly of State Highway 20, now known as Sauk Store Road.

AND ALSO EXCEPT State Highway 20, now known as Sauk Store Road, AND ALSO EXCEPT Great Northern Railway right of way.
Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lots 8 and 11, within Section 20, Township 35 North, Range 9 East, W.M., described as Burlington Northern Inc., right of way and as conveyed to Donald J. McBey and Mollie McBey, husband and wife, by deed recorded May 5, 1980, under Skagit County Auditor's File No. 8005050025.

Situate in the County of Skagit, State of Washington.

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