



201304010098

Skagit County Auditor

When recorded return to:

4/1/2013 Page 1 of 4 10:23AM

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

PERSONAL REPRESENTATIVE'S DEED

Grantor: Edward G. Bishop, Personal Representative of Estate of Mary Katherine Bishop 08-4-00346-9

Grantees: Edward G. Bishop, a.h.s.p.; Barbara L. Bishop Special Needs Trust

Legal Description: ptn W ½ SW ¼ 10-35N-4EWM

(Full Description Attached as Exhibit A)

Assessor's Property Tax Parcel or Account Nos.: P36125; P36127; P105176

Reference Nos of Documents Assigned or Released: N/A

For and in consideration of a distribution under the Will of Mary Katherine Bishop, filed under Skagit County Probate No. 08-4-00346-9, the above named Grantor, Edward G. Bishop, Personal Representative, HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO Edward G. Bishop, a married person as his separate property, as to an undivided ½ interest; and The Barbara L. Bishop Special Needs Trust as established in the said Will, as to an undivided ½ interest, the following described real estate situated in Skagit County, Washington:

See attached Exhibit A

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the same described real estate.

DATED this 13th day of March, 2013.
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013/127

APR 01 2013

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

ESTATE OF MARY KATHERINE BISHOP

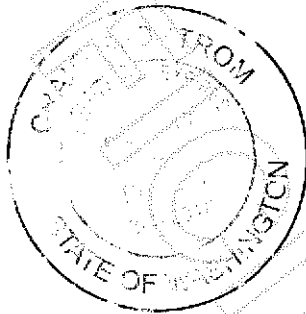
By:

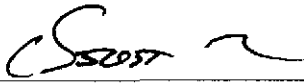
E Bishop
EDWARD G. BISHOP
Personal Representative

STATE OF WASHINGTON)
: ss
COUNTY OF SKAGIT)

On this day personally appeared before me Edward G. Bishop, known to me to be the personal representative of the estate of Mary Katherine Bishop and who executed the within and foregoing instrument, and acknowledged that the same was signed as his free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and seal this 13th day of March, 2013.





Notary Public in and for the
State of Washington, residing
at mt. Vernon
My commission expires: 3/1/16
Name: Craig S. Johnston

NOTE: This document was prepared from information supplied to the preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.



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Exhibit A

Legal Description of Property

Commonly known as 7765 F&S Grade Road.

That portion of the West ½ of the Southwest ¼ of Section 10, Township 35 North, Range 4 East, W.M., embraced within the following described boundaries:

Beginning at a point on which lies 600 feet East of the West quarter corner of the said section; thence East a distance of 620 feet; thence South a distance of 1363 feet to the North line of the County Road; thence Northwesterly along said road to a point which lies due South of the point of the beginning; thence North to the point of beginning.

Together with the West ½ of the Southwest ¼, Section 10, Township 35 North, Range 4 East of the W.M., lying North of the County Road (formerly Fairhaven and Southern Railway right-of-way), EXCEPT the West 1220 feet thereof.

Together with that portion of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter of Section 10, Township 35 North, Range 4 East, W.M. described as follows: Commencing at the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section 10; thence N 03 degrees 39 minutes 47 seconds E along the West line thereof, a distance of 547.43 feet to the point of beginning of this description, thence N 79 degrees 42 minutes 58 seconds E, a distance of 150.05 feet; thence N 03 degrees 39 minutes 47 seconds E, a distance of 180.00 feet; thence N 31 degrees 33 minutes 22 seconds E, a distance of 244.54 feet; thence N 03 degrees 39 minutes 47 seconds E, a distance of 329.95 feet to the North line of the Northeast Quarter of the Southwest Quarter of said subdivision; thence N 62 degrees 43 minutes 42 seconds W, a distance of 300.98 feet to the West line of the Southeast Quarter of the Northwest Quarter of said section 10; thence S 02 degrees 53 minutes 33 seconds E along said West line, a distance of 138.00 feet to the Northwest corner of the Northeast Quarter of the Southwest Quarter; thence S 03 degrees 39 minutes 47 seconds W along the West line thereof, a distance of 745.68 feet to the point of the beginning.

EXCEPT that portion thereof described as follows:



201304010098
Skagit County Auditor

Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Section 10; thence N 03 degrees 39 minutes 47 seconds along the East line of the said subdivision, a distance of 547.43 feet; thence S 79 degrees 42 minutes 58 seconds W, a distance of 309.11 feet; thence S 03 degrees 39 minutes 47 seconds W, a distance of 436.34 feet to the North line of the County road right-of-way (formerly the Fairhaven and Southern Railway right-of-way); thence S 50 degrees 44 minutes 55 seconds E along said right-of-way line, a distance of 368.90 feet to the East line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the said Section 10; thence N 03 degrees 39 minutes 47 seconds E along the said subdivision line a distance of 178.10 feet to the point of beginning.

Situate in Skagit County Washington



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