

Filed for Record at Request of and
When Recorded Return To
Shirley J. Regalia
1800 Forest Drive
Mount Vernon, WA 09273



201304150156

Skagit County Auditor

4/15/2013 Page 1 of 3 11:54AM

PERSONAL REPRESENTATIVE'S DEED

Grantor: Regalia, Shirley J., Estate of Donald K. Regalia, Sr.
Grantee: Regalia, Shirley J.
Abbreviated Legal Description: Lot(s) 4, of COLLEGE HEIGHTS ADDITION, Map
Book 7, Map Page 101
Assessor's Tax Parcel No.: 3713-000-004-0008, P52493

1. Grantor. I, Shirley J. Regalia, am the duly appointed, qualified, and acting Administrator of the Community Property of the Estate of Donald K. Regalia, Sr., Deceased, (the "Estate").

2. Grantee. The Grantee is Shirley J. Regalia.

3. Decedent's Estate. Donald K. Regalia, Sr., ("Decedent") died testate on May 30, 2012. Grantor was appointed Administrator of Decedent's community property estate in the State of Washington Superior Court for Skagit County, Washington in Cause No. 12-4-00230-4 (the "Probate Proceedings"). By Order in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. Will Provision. Article 3.2 of Decedent's Will provides that the residue of Decedent's estate shall pass to Shirley J. Regalia.

5. Real Property. Among the assets of the residue of Decedent's estate is Decedent's one-half community property interest in the following described real property located in Skagit County, Washington:

Lot 4, "COLLEGE HEIGHTS ADDITION", as per plat recorded in Volume 7 of Plats at pages 101 and 102, in the records of Skagit County, State of Washington.

6. Consideration. This conveyance is made in consideration of Decedent's gift in the Decedent's Will.

7. Conveyance of Decedent's Half Interest. Grantor conveys, grants, and quit claims to Shirley J. Regalia, a single woman, an undivided one-half interest in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's one-half interest in the real property at his death.

8. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quit claims to Shirley J. Regalia an undivided one-half interest in the real property described in this Deed, which interest represents the interest of Shirley J. Regalia as the surviving spouse of Decedent in the community property of Decedent and Shirley J. Regalia at Decedent's death.

9. Limitation of Covenants. 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: April 15, 2013.

Estate of Donald K. Regalia, Sr., Deceased

By: Shirley J. Regalia
Shirley J. Regalia
Administrator of the Community Property

20131294
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 15 2013

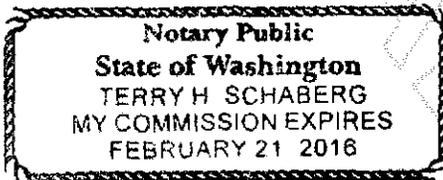
Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Shirley J. Regalia is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it in her individual capacity and as Administrator of the Community Property of the Estate of Donald K. Regalia, Sr., deceased, to be the free and voluntary act and deed of said individual and said estate, for the for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed on April 15, 2013.



Terry H. Schaberg
Terry H. Schaberg
Notary Public in and for the State of
Washington
My Commission expires: 2/21/2016

