

FILED FOR RECORD AT REQUEST OF:
ARCHER LEGAL SERVICES, PS



201308270030

Skagit County Auditor

\$75.00

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AFTER RECORDING MAIL TO:
ARCHER LEGAL SERVICES, PS
1621 CORNWALL AVENUE
BELLINGHAM, WA 98225

PERSONAL REPRESENTATIVE'S DEED

Grantors:	BARBARA KNUTZEN, as Personal Representative of the ESTATE OF TERRENCE J. KNUTZEN ("Decedent") and BARBARA KNUTZEN as an individual	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20133467 AUG 27 2013
Grantee:	BARBARA KNUTZEN	
Legal Description:	S 26 T 36 R 02	
Assessor's Tax Parcel ID:	360226-0-033-0007 / P47143 360226-0-049-0009 / P47162	Amount Paid \$0 Skagit Co. Treasurer By <i>mm</i> Deputy

1. Grantors. BARBARA KNUTZEN, the duly appointed, qualified, and acting Personal Representative of the Estate of TERRENCE J. KNUTZEN, Deceased, Whatcom County, Washington, Superior Court Cause No. 13-4-00112-1 and BARBARA KNUTZEN acting on her own behalf as an owner of one-half of the referenced real property.

2. Grantee. The Grantee is BARBARA KNUTZEN an individual and surviving spouse.

3. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quitclaims to BARBARA KNUTZEN an undivided one-half interest in the real property described in this Deed, which interest represents the interest of BARBARA KNUTZEN as the surviving spouse of Decedent in the community property of Decedent and BARBARA KNUTZEN at Decedent's death.

4. Decedent's Estate. Decedent TERRENCE J. KNUTZEN died testate on December 4, 2012. On March 1, 2013, Decedent's Will was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

5. Will Provision. Article VII of Decedent's Will provides that the residue of Decedent's estate shall pass to BARBARA KNUTZEN.

6. 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:


See Attached Exhibits A and B.

7. Consideration. This conveyance is made in consideration of Decedent's gift in his Will.

8. Conveyance of Decedent's Half Interest. Grantor conveys, grants, and quitclaims to BARBARA KNUTZEN 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.

DATED: August 12TH, 2013

Estate of TERRENCE J. KNUTZEN, Deceased

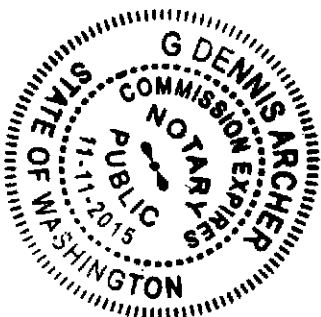
By: 
BARBARA KNUTZEN, Personal Representative

By: 
BARBARA KNUTZEN, Surviving Spouse

STATE OF WASHINGTON)
County of WHATCOM) ss.

On this day personally appeared BARBARA KNUTZEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 12TH day of August, 2013.





NOTARY PUBLIC in and for the State of Washington, residing at Bellingham. My appointment expires: 11-11-2015



Exhibit A

DESCRIPTION:

Lot B, Short Plat No. 57-75, approved January 15, 1976, recorded January 16, 1976 in Book 1 of Short Plats, page 87, under Auditor's File No. 828754 and being a portion of Government Lot 1, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT that portion described as follows:

Beginning at a point of the most Westerly line of said Lot B, 155.5 feet South of the Northwest corner thereof;

thence North along said Westerly line 155.5 feet;

thence East along the North line of said Lot B a distance of 60.00 feet;

thence South 01 degree 42'41" West a distance of 155.5 feet;

thence Westerly to the point of beginning.

TOGETHER WITH that portion of the tidelands of the second class in front of, adjacent to, and abutting on the above described tract, lying Westerly of the Northerly extension of the West line of Lot "A" of said short plat above described, and lying Easterly of the West line of the East 150 feet of the West 817.67 feet of Government Lot 1 of Section 26, Township 36 North, Range 2 East, W.M.; EXCEPT any portion thereof lying within a tract conveyed October 15, 1901, by the State of Washington to John Earls by Bush Act Oyster Lands deed recorded November 9, 1942, in Volume 187 of Deeds, page 427;

TOGETHER WITH that certain non-exclusive easement for ingress and egress over and across a 10 foot existing road, which road runs in a Westerly direction from the North line of the H.R. Roney Road No. 295 to the base of a hill;

thence in an Easterly direction to the East line of that certain tract conveyed to Terry Knutzen, et ux, by deed recorded March 20, 1995 under Skagit County Auditor's File No. 9503200009, and as more fully set forth in that certain "Stipulation and Decree;" entered April 14, 1965, in Skagit County Superior Court Cause No., 26747.

Situate in the County of Skagit, State of Washington



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Exhibit B

SUBJECT TO: Mineral reservations recorded June 14, 1943, in Volume 189 of Deeds, page 196; Notes as set forth on the face of Short Plat No. 57-75; Easement recorded June 23, 1953, under Auditor's File No. 489782; Easement for road and utilities as set forth on the face of the Short Plat; Easement for walkway, boat launch and utilities as set forth on the face of the Short Plat; Easement recorded August 28, 1967 and June 21, 1968, under Auditor's File Nos. 703678 and 714999; Terms and Conditions as set forth in Decree entered April 14, 1965 in Skagit County Superior Court Cause No. 26747; Matters disclosed by Short Plat No. 57-75, recorded January 16, 1976, under Auditor's File No. 828754; Prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to sue any portion which is now, or has formerly been, covered by water; Rights and Easements for commerce, navigation and fisheries.



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