

After recording return to:
Stephen C. Schutt
P.O. Box 1032
Anacortes, WA 98221



Skagit County Auditor
10/31/2013 Page

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\$75.00
4 10:00AM

PERSONAL REPRESENTATIVE DEED

Reference # (If applicable):

Grantor(s) (Seller): John A. Campbell, by Ian L. Campbell, Personal Representative of the Estate of John A. Campbell, Deceased, Skagit County Case No. 13-4-00329-5

Grantee(s) (Purchaser): Ian L. Campbell, a married man as his separate property

Legal Description (abbreviated): Lt 2 S/P 95-037 AF#9602020036

Assessor's Property Tax Parcel/Account: P31433/350112-1-005-0007

PERSONAL REPRESENTATIVES DEED

The undersigned Grantor(s), IAN L. CAMPBELL, as the duly appointed, qualified and acting Personal Representative of the Estate of JOHN A. CAMPBELL, Deceased, in Probate Cause No. 13-4-00329-5, in Skagit County Superior Court of Washington, and not in his individual capacity, does convey and quit claim to IAN L. CAMPBELL a married man as his separate property, the estate's interest in the following described real estate, situated in Skagit County, Washington:

Attached as "A"

all situated in the County of Skagit, State of Washington.

Dated this 30th day of September, 2013.

IAN L. CAMPBELL acting as Personal
Representative of the Estate of
John A. Campbell and not in his individual capacity

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 4399

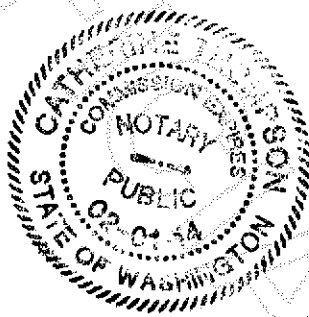
OCT 31 2013

Amount Paid \$ 9
Skagit Co. Treasurer
By kk Deputy

STATE OF WASHINGTON)
:SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **Ian L. Campbell**, acting in his capacity as Personal Representatives of the Estate of John A. Campbell, is the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30th day of September, 2013



Catherine Thompson
Print Name CATHERINE THOMPSON
Notary Public in and for the
State of Washington
My appointment expires: 2-1-14



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Exhibit A - 1 of 2

Lot 2, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract X (Paradise Lane) as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington

SUBJECT TO Reservations contained in Deed recorded under Auditor's No. 9509080104; Notes contained on the face of Short Plat; Non exclusive Easement; recorded under Auditor's File No. 9602060094; Water well notes obtained on the face of said Short Plat; Easement disclosed by Plat of said Short Plat.

TOGETHER WITH

That portion of Lot 4, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East (being a portion of the vacated plat of Queen Anne Addition to North Anacortes), described as follows;

Beginning at the Southwest corner of the Northeast 1/4 of said Section 12, thence North along the North-South Section 12 centerline 696.82 feet; thence South 89°11'40" East, 801.47 feet along Tract X centerline as shown on the face of said Short Plat No. 95-037, and the TRUE POINT OF BEGINNING; thence continuing South 89°11'40" East 142.15 feet; thence through a curve to the left, which radius point bears South 71°20'08" West 45 feet, with a central angle of 70°31'48", length of 55.40 feet to the Southeast corner of Lot 1 of said Short Plat; thence North 89°11'40" West, 99.72 feet; thence South 0°48'20" West, 30.00 feet to the TRUE POINT OF BEGINNING;

Situate in the County of Skagit, State of Washington

Lot 2, Short Plat No. 95-037, approved January 31, 1996, recorded February 2, 1996 in Volume 12 of Short Plats, pages 71 and 72, under Auditor's File No. 9602020036 and being a portion of the West 1/2 of the East 1/2 of Section 12, Township 35 North, Range 1 East;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Tract X (Paradise Lane) as shown on the face of said Short Plat.



201310310027

EXHIBIT A - 2 of 2

ALSO TOGETHER WITH

(20' x 206.3' Strip of Land to be Aggregated to Lot 2 of Short Plat No. 95-037)

A tract of land situated in the NE ¼ of Section 12, T. 35 N., R. 1 E., W.M. being a portion of Lot 2 of Skagit County Short Plat No. 95-038 by that instrument prepared for Jami J. Simac dated March 23, 1996 and recorded June 11, 1996 under Auditor's File No. 9606110052, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Lot 2 of Skagit County Short Plat No. 95-037 by that instrument prepared for Michael and Maureen Fohn dated January 15, 1996 and recorded February 2, 1996 under Auditor's File No. 9602020036, records of Skagit County, Washington; thence N 1°04'04" E along the most Easterly line of said Lot 2 of Skagit County Short Plat No. 95-038, a distance of 20.00 feet; thence N 88°41'45" W along a line parallel to and 20 feet distant when measured at right angles to the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.33 feet; thence S 0°57'14" W, a distance of 20.00 feet to the mid point of the North line of Lot 2 of said Fohn Short Plat No. 95-037; thence S 88°41'45" E along the North line of Lot 2 of said Fohn Short Plat No. 95-037, a distance of 206.29 feet to the Point of Beginning, and containing 0.095 acres.

All situate in the County of Skagit, State of Washington.



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