

WHEN RECORDED RETURN TO

DAVID ROBERT MAHLUM
10789 North Beach Rd
Bow WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134978
DEC 12 2013



201312120081

Skagit County Auditor \$73.00
12/12/2013 Page 1 of 2 3:37PM

Amount Paid \$ 2995.40
Skagit Co. Treasurer
By MAM Deputy

PERSONAL REPRESENTATIVE DEED

Chicago Title 620020431

GRANTOR: HUNTER V. COPLEN, Personal Representative, ESTATE OF VICTORIA L. KAPUS-COPLEN
GRANTEE: DAVID ROBERT MAHLUM, an unmarried person
ABBREVIATED LEGAL DESCRIPTION: (5.98 AC) NE ¼ SE ¼ E of Colony Rd Less Ptn Ly NWly of S
Li of 60ft Wide Tr Convy to Colony Ld Co By Af#707585 O/S#401 #752015 1973 Trf#891213
ASSESSOR'S TAX PARCEL ID # 360327-4-001-0104 (P48438) 41951
REFERENCE NO: 9412230025

- GRANTOR.** The undersigned Grantor, HUNTER V. COPLEN, Personal Representative, ESTATE OF VICTORIA L. KAPUS-COPLEN, is the duly appointed, qualified and acting Personal Representative of the Estate of VICTORIA L. KAPUS-COPLEN, Deceased.
- ESTATE.** VICTORIA L. KAPUS-COPLEN died on December 8, 2012 and HUNTER V. COPLEN was appointed Personal Representative on February 16, 2013 in the State of Washington Superior Court for Clark County in Cause No. 13 4 00122 6 (the "probate proceedings").
- NONINTERVENTION POWERS.** By Order of Solvency entered on February 16, 2013 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- DEED - CONVEYANCE.** Grantor hereby conveys and quit claims to DAVID ROBERT MAHLUM, an unmarried person, the following-described property commonly known as 4505 Colony Mountain Dr, Bow, situated in Skagit County, Washington, together with any interest therein which Grantor may hereafter acquire:

That portion of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 36 North, Range 3 East, W.M., lying Easterly of Colony Road as conveyed to Skagit County by deed recorded May 24, 1953, under Auditor's File No. 488576; lying Northerly of the Northerly line of "LOOKOUT LANE" or "Tract A" as shown on the face of Short Plat No. 509-80, Revised and Southerly of the Southerly line of a tract conveyed to Colony Land Company by deed recorded December 4, 1967, under Auditor's File No. 707585.
- LIMITATION OF WARRANTIES.** This deed is executed by the undersigned in his capacity as Personal Representative. The interest conveyed is the interest of the estate only and no warranties, express or implied, are made by the personal representative in his individual capacity. All covenants arising or to arise by statutory or other implication are hereby excluded as to the personal representative in his individual capacity.

6. LIMITED REPRESENTATION. PHELAN WEBBER & ASSOCIATES P.S. has prepared this deed on behalf of HUNTER V. COPLEN, as Personal Representative and does not represent the interests of any other parties.

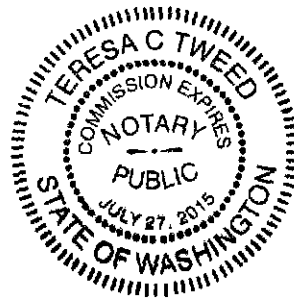
12-2, 2013

Hunter V. Coplen 12-2-2013
HUNTER V. COPLEN, as Personal Representative of the
Estate of VICTORIA L. KAPUS-COPLEN, Deceased, and not in his individual capacity

STATE OF WASHINGTON)
) ss.
County of Clark)

I certify that HUNTER V. COPLEN appeared personally before me and that I know or have satisfactory evidence that he signed this instrument as personal representative of the ESTATE OF VICTORIA L. KAPUS-COPLEN, Deceased, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

NOTARY: Please place seal within borders of box.



12-2, 2013
Teresa C Tweed
Notary Public for Washington
Printed Name: Teresa C Tweed
My appointment expires: July 27 2015
Residing at: Vancouver

