



201403240107

Skagit County Auditor \$75.00
3/24/2014 Page 1 of 4 11:43AM

After recording mail to:

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA. 98284

2014905
MAR 24 2014

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

Grantor(s): Kimberlee L. Stiles & Randy M. Nielson, Co-Personal Representative(s)
of the Estate of Myron F. Nielson

Grantee(s): Randy M. Nielson, as his separate estate
Assessor's Tax Parcel #: P43008, P43009 and P43010

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Kimberlee L. Stiles and Randy M. Nielson, are the duly appointed, qualified and acting co-personal representative(s) of the Estate of MYRON F. NIELSON, deceased.

2. **ESTATE.** Myron F. Nielson died on October 9, 2013. On October 14, 2013 the Will of Myron F. Nielson dated April 10, 2012 was admitted to probate and Grantor(s) were appointed personal representative(s) in the State of Washington Superior Court of Skagit County in Cause No. 13-4-00374-1.

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on October 14, 2013 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Myron F. Nielson was his interest in the real property described as follows which was the sole property of Myron F. Nielson at the time of his death:

Parcel 1:

Lot 2 of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No. 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Nielson Lane of said Short Plat,

TOGETHER WITH an undivided 1/3 interest in Nielson Lane of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No. 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M.

Parcel 2:

Lot 3 of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under Nielson Lane of said Short Plat;

TOGETHER WITH an undivided 1/3 interest in Nielson Lane of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No. 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M.

Subject to and together with easements, exceptions and encumbrances set forth in Schedule B-1 of First American Title Co. Guarantee No. H-593013

Restriction on Nielson Lane: Nielson Lane of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No. 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M. shall not be extended to serve property other than lots 2, 3 and 4 (or future subdivisions thereof,) of Skagit County Short Plat No. 4-85, approved August 5, 1985 and recorded August 8, 1985 as Auditor's File No. 8508080010, being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M., nor used to serve commercial access to said lots, without the unanimous consent of all owners of benefited property. Any subdivision of Lots 2, 3 and 4 of Skagit County Short Plat No. 4-85 shall each pay a proportional share of maintenance of Nielson Lane; Ownership of Nielson Lane shall not be separated from the benefited property.

5. WILL PROVISION; CONSIDERATION The Will provided in Article Three B & C that the above described real property be given to Randy M. Nielson. This conveyance is made in consideration of the direction in the Will. Being portions of the West 1/2 of the Northeast 1/4 of Section 18, Township 35 North, Range 7 East, W.M.

6. CONVEYANCE: Grantor(s) hereby convey and quitclaims to Randy M. Nielson, as his separate estate, the above described property, together with all after acquired title of the grantor(s) therein.



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 21st day of March, 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Randy M. Nielson**, to me known to be the individual who signed as Co-Personal Representative of the Estate of Myron F. Nielson, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Co-Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro-Woolley
My appointment expires: 12-19-14



Skagit County Auditor
3/24/2014 Page 4 of 4 \$75.00
4 11:43AM