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\$73.00

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SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

20142449

JUL 0 9 2014

After recording mail to:

Stiles & Stiles Inc. P.S. P.O. Box 228 / 925 Metcalf Street

Sedro Woolley, WA. 98284

Amount Paid \$2 Skagit Co.Treasurer By Deputy

Grantor(s):

Roger Wipf, Personal Representative of the Estate of Juanita E. Wipf

Grantee(s):

Roger Wipf as his separate property

Legal:

INCLUDING MANUFACTURED HOME 1973 PARKWAY 51X24 SERIAL NUMBER

\$3012 LOT 31 S 1/2 LOT 32 WIDNOR DRIVE VOL 9 PG 104

Tax Parcel #:

3771-000-032-0011/P54910

## PERSONAL REPRESENTATIVE'S DEED

- 1. **GRANTOR**. The undersigned Grantor, Roger Wipf, is the duly appointed, qualified and acting personal representative of the Estate of Juanita E. Wipf, deceased.
- 2. **ESTATE**. Juanita E. Wipf died on August 24, 2012. On February 5, 2013 the Will of Juanita E. Wipf dated January 14, 2010 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 12-4-00299-1.
- 3. **NONINTERVENTION POWERS**. By Order of Solvency entered on February 5, 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 Juanita E. Wipf was interest in the real property described below:

LOT ALL OF 31 AND THE SOUTH ½ OF LOT 32, "WIDNOR DRIVE", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGE 104, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THAT CERTAIN 1973 PARKWAY 51/24 MOBILE HOME SERIAL NO. S3012.

5. **WILL PROVISION; CONSIDERATION** The Will provided in Article Two, Subsection Two that the rest, residue and remainder of the estate given to Roger Wipf.

The described real property is included in the residue of the Estate. This conveyance is made in consideration of the direction in the Will.

- 6. **CONVEYANCE**: Grantor hereby conveys and quitclaims to Roger Wipf, as his separate property, the above Described Property, together with all after acquired title of the grantor therein.
- 7. 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: 7/9/14

Roger Wipf

Personal Representative of the Estate of Juanita E. Wipf, deceased, and not in his individual capacity

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT

On this 9th day of 2014, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Roger Wipf, to me known to be the individual who signed as Personal Representative of the Estate of Juanita E. Wipf, 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 he was authorized to execute the said instrument as Personal Representative of said Estate.

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



NOTARY PUBLIC in and for the State of Washington

residing at: Sedro-(19)00(19)

My appointment expires: 12-14

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