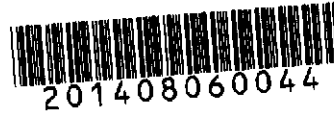


When Recorded Return to:

Peter W. Bennett
400 Dayton, Suite A
Edmonds, WA 98020



Skagit County Auditor
8/6/2014 Page

1 of

4

\$75.00
3:22PM

DOCUMENT TITLE: Personal Representative's Deed

GRANTOR: Morgan, Lynda L., Personal Representative of the Estate of
Betty L. Prothero

GRANTEE: Morgan, Lynda L., a married woman, but as to her sole and
separate estate; and
Molitor, Debora R., a single woman; and
Benoit, Terrie A., a married woman, but as to her sole and
separate estate

LEGAL DESCRIPTION: Lot 12 and portion of Lot 11, blk. 43, Montborne, together with
portion of N.P. Right of Way. Situate in the County of Skagit,
State of Washington

ASSESSOR'S TAX
PARCEL NOS.:

41350430120006

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2838
AUG 06 2014

PERSONAL REPRESENTATIVE'S DEED

Amount Paid \$0
Skagit Co. Treasurer
By *nam* Deputy

The Grantor, LYNDA L. MORGAN, as Personal Representative of the Estate of BETTY L. PROTHERO, deceased, for and in consideration of the settlement of said estate, conveys and quit claims to LYNDA L. MORGAN, a married, woman but as to her sole and separate estate, and DEBORA R. MOLITOR, a single woman, and TERRIE A. BENOIT, a married woman, but as to her sole and separate estate, any and all right title and interest in and to the following described real property, including any after acquired title, in accordance with the terms of the Last Will and Testament of BETTY L. PROTHERO, deceased, Skagit County Superior Court Cause No. 13-4-00412-7. The property is located in Skagit County, State of Washington, and is more particularly described as follows:

adc/clients/Prothero-Betty estate/PR-DEED.DOC/3/21/2014

ORIGINAL

Page 1

PARCEL "A":

All of Lot 12 and the Northerly 10 feet of Lot 11, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033 and recorded in Volume 213 of deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises.

EXCEPT that portion of said vacated Lakeside Boulevard as awarded by Judgment filed in Skagit County Superior Court Cause No. 94-2-00917-9 on June 23, 1995, and recorded July 23, 1997, under Auditor's File No. 9707230090.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of the 100 foot wide railroad right of way, commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway) lying Westerly of Line "RR" described below and between the Northeasterly extension of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Betty L. Molitor by Deed recorded May 24, 1984, under Auditor's File No. 8405240019.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6 of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right of way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right of way and the centerline of the above described mainline track to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "C":

That portion of the following described Tracts "X" and "Y" described in that certain judgment entered December 15, 1999, in Skagit County Superior Court Cause No. 97-2-01674-9, as awarded to Betty Lois Prothero.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



Tract "X":

Lot 11, less the Northerly 10 feet thereof, Block 43, "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington.

EXCEPT the Northeasterly 40 feet of said premises conveyed to Skagit County by deed dated October 9, 1946, filed October 15, 1946, under Auditor's File No. 397033, and recorded in Volume 213 of Deeds, page 368.

TOGETHER WITH that portion of vacated Lakeside Boulevard adjoining said premises

Situate in the County of Skagit, State of Washington.

Tract "Y":

That portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lake Shore and Eastern Railway), lying Westerly of Line "RR" described below and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of that certain tract of land in Block 43 and vacated Lakeside Boulevard of "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, conveyed to Jean Nelson by deed recorded October 11, 1972, under Auditor's File No. 775205.

Line "RR": Begin at a point on the North line of the South 1/2 of Government Lot 6, of Section 6, Township 33 North, Range 5 East, W.M., which is midway between the centerline of the original 100 foot wide right-of-way of the Seattle Lake Shore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970; thence Northerly on a line drawn midway between the centerline of the original 100 foot wide right-of-way and the centerline of the above-described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: mortgage recorded under Skagit County Auditor's File No. 200806170040.

SUBJECT TO: covenants, conditions, easements, restrictions and reservations of record, if any.



DATED this 21 day of July, 2014.

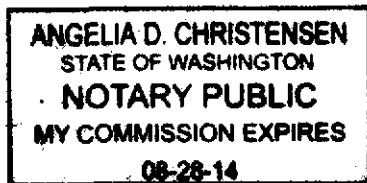
Lynda L. Morgan
LYNDA L. MORGAN, Personal Representative
of the Estate of Betty L. Prothero

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that LYNDA L. MORGAN signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it, as the Personal Representative of the Estate of BETTY L. PROTHERO to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 21 day of July, 2014.

Angelia D Christensen
Notary Public in and for the State of Washington
Residing at Mukilteo
My commission expires: 8-28-14



adc/clients/Prothero-Betty estate/PR-DEED.DOC/3/21/2014

Page 4

BENNETT & BENNETT
400 Dayton, Suite A • Edmonds, W



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Skagit County Auditor

\$75.00

8/6/2014 Page

4 of

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