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Skagit County Auditor  
9/12/2014 Page

1 of

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\$76.00  
1:17PM

RETURN TO:

Tom Selin  
PO Box 315  
Concrete, WA 98237

DOCUMENT TITLE(S) (or transactions contained herein):

ORDER APPROVING FINAL ACCOUNT AND DECREE OF DISTRIBUTION

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:

Re-Recording of AF # 8507100035

GRANTOR(S) (Last name, first name and initials):

**Estate of John Vane Selin and Faye Selin, Skagit County Superior Court Case  
No. 84-4-00113-5**

GRANTEE(S) (Last name, first name and initials):

**1. Selin, Tom**

LEGAL DESCRIPTION (Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).

**Lot 2, Block 1, Garden Addition to Town of Baker**

ASSESSOR'S PARCEL/TAX I.D. NUMBER:

**P70564 / 4050-001-002-0007**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20143379  
SEP 12 2014

SKAGIT COUNTY, WASH.  
**FILED**

JUN 10 1985

Amount Paid \$6  
Skagit Co. Treasurer  
By *man* Deputy

Phyllis Coole-McKeehen, Co. Clerk  
By *EW* Deputy

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAGIT COUNTY

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In Re the Matter of the Estate of: )

No. 84-4-00113-5

JOHN VANE SELIN )

and )

ORDER APPROVING FINAL  
ACCOUNT AND DECREE OF  
DISTRIBUTION

FAYE SELIN )

\_\_\_\_\_ )

1.0 HEARING

1.1 Date of Hearing: June 10, 1985.

1.2 Appearance: The personal representative appeared through his attorney, Patrick M. Hayden.

1.3 Purpose: The purpose of the hearing was to consider the Final Account and Petition for Distribution.

1.4 Evidence: The Final Account and Petition for Distribution and all other documents on file in this proceeding were considered in addition to evidence presented by Patrick M. Hayden, attorney, under oath.

2.0 FINDINGS.

On the basis of the files and records, and the testimony of witnesses, the Court finds:

2.1 John Vane Selin died March 24, 1984, a resident of Skagit County, and left a Will and property in Skagit County subject to probate. Faye Selin died intestate on October 25, 1974, a resident of Skagit County, and left property in Skagit County subject to probate.

2.2 John Selin executed a Will that was admitted to probate herein. Faye Selin died intestate, and pursuant to the laws of Washington, John Selin was and is entitled to all property of Faye Selin.

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2.3 The person named in the Will was qualified as personal representative to serve without bond. An Order confirming appointment of personal representative in this matter was entered, authorizing the administration of the above-captioned estates without intervention of Court.

2.4 The persons named in the Will of John Selin entitled to distribution include: Tom Selin, son, age over eighteen years, 50% share; J. David Selin, son, age over eighteen years, 50% share.

2.5 Notice to Creditors was filed and published as required by law. The time for filing claims has expired. All claims presented and filed have been allowed and paid.

2.6 All inheritance taxes due to the State of Washington, if any, and all Federal Estate Tax, if any, has been paid or released.

2.7 All notices have been given as required by law, including notice of this hearing.

2.8 The assets remaining in this estate have a total <sup>inventory</sup> value of \$ 23,043.91

2.9 The payment of \$500.00 attorney fees to Patrick M. Hayden in this matter is hereby approved as reasonable.

2.10 The above-captioned estate is ready to be settled, distributed, and closed. There was not sufficient liquid assets in the estate to pay the creditors claims. Pursuant to agreement of the parties, Tom Selin paid the estate \$5,000.00, and the estate secured his loan for this amount to State Bank of Concrete by a Deed of Trust on estate property, and provided title insurance to State Bank of Concrete.

By agreement of the parties, said funds were used to pay all claims of the estate, to pay David Selin \$2,000.00, and to distribute to David Selin a

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Note from Tom Selin in the amount of \$1,900.00. All remaining assets, including real property, are to be paid or distributed to Tom Selin.

3.0 DECREE OF DISTRIBUTION.

BASED UPON THE FOREGOING Findings of Fact, and the Court being otherwise advised,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

3.1 The final account set forth above is hereby approved.

3.2 Payment of \$500.00 to Patrick M. Hayden as attorney fees in this matter is hereby authorized and approved.

3.3 Tom H. Selin is hereby awarded that real property described as follows, situated in Skagit County:

Lot 2, Block 1, Garden Addition to the Town of Baker, now incorporated as Concrete, Washington, according to the records in the office of the Auditor of Skagit County, Washington; together with all appurtenances thereunto belonging; subject to Deed of Trust, securing Note, which Tom Selin shall pay.

Tom Selin is also awarded the cash residue of the estate, in the amount of \$ 374.91, plus insurance residuals and any claim for unpaid rent.

David Selin is hereby awarded \$2,000.00, a Promissory Note from Tom Selin secured by a second mortgage in the amount of \$1,900.00, and a 1973 Chevrolet vehicle, VIN No. 1L45R3C173314, License No. KCX 637.

3.4 When receipts are filed showing that all distributions have been made as set forth above, the personal representative shall be discharged and the estate shall be closed.

DATED this 10 day of June 1987

JUDGE/COMMISSIONER

Presented by:

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PATRICK M. HAYDEN  
Attorney for Personal Representative

Approved:

TOM SELIN

J. DAVID SELIN



State of Washington, } ss  
County of Skagit

I, Nancy K. Scott, County Clerk of Skagit County and ex-officio Clerk of the Superior Court of the State of Washington, for the County of Skagit, do hereby certify that the foregoing instrument is a true and correct copy of the original, consisting of 4 pages, now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Court at my office at Mount Vernon this 13 day of Sept, 20 14 Nancy K. Scott, County Clerk.

By Deputy Clerk

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