

Jones Butler Dolan, PS
P. O. Box 2784
Mount Vernon, WA 98273
360-336-2939



201501020002

Skagit County Auditor

\$75.00

1/2/2015 Page

1 of

4 8:59AM

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of C. Gordon Smith, by and through
Kimberlee S. Johnson, Personal Representative.

GRANTEES: Kimberlee S. Johnson, a married woman, as her separate
property;

Trustee of Kathy S. Hartley Trust for the Benefit of, Erin G.
Hartley;

Trustee of Kathy S. Hartley Trust for the Benefit of Benjamin
P. Hartley.

ADDRESS: 16805 Peterson Road
Burlington, WA 98233

PARCEL NUMBER: P66213

ABBREVIATED LEGAL DESCRIPTION: JESS KNUTZEN'S TRACTS LOT 12
See attached Exhibit A for full legal description.

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 507943; 635511; 654563; 201412310067; 201412310068

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152
JAN 02 2015

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

Personal Representative's Deed - Page 1 of 4

1. **Grantor.** Kimberlee S. Johnson, as the duly appointed, qualified, and acting Personal Representative of the Estate of C. Gordon Smith, deceased.
2. **Grantees.** Kimberlee S. Johnson, a married woman, as her separate property;
Trustee of Kathy S. Hartley Trust for the Benefit of Erin G. Hartley;
Trustee of Kathy S. Hartley Trust for the Benefit of Benjamin P. Hartley.
3. **Decedent's Estate.** C. Gordon Smith died testate on April 14, 2013. Grantor was appointed as Personal Representative of the estate of C. Gordon Smith in the State of Washington, Superior Court for Skagit County, No. 13-4-00184-5, on May 10, 2013. By order of the Superior Court, Grantor is authorized to settle the Estate without further court intervention or supervision.
4. **Will Provision.** Article IV of the Last Will & Testament of C. Gordon Smith provides that the Decedent's interest in the above described real property shall be distributed as follows:
- One-half (50%) to Kimberlee S. Johnson, a married woman, as her separate property;
- One-quarter (25%) to the Trustee of Kathy S. Hartley Trust for the Benefit of Erin G. Hartley;
- One-quarter (25%) to the Trustee of Kathy S. Hartley Trust for the Benefit of Benjamin P. Hartley.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described herein, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of C. Gordon Smith.
7. **Conveyance.** Grantor conveys, grants and quitclaims all of the interest of Decedents' estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedents' interest in the real property at their death, as follows:



One-half (50%) to Kimberlee S. Johnson, a married woman, as her separate property;

One-quarter (25%) to Trustee of Kathy S. Hartley Trust for the Benefit of Erin G. Hartley;

One-quarter (25%) to Trustee of Kathy S. Hartley Trust for the Benefit of Benjamin P. Hartley.

8. **Limitations of Covenants.** Grantor expressly limits the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record.

DATED: This 31 day of December, 2014.

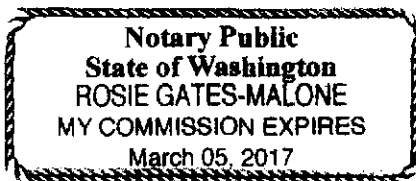
ESTATE OF C. GORDON SMITH


By and through KIMBERLEE S. JOHNSON
Personal Representative

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Kimberlee S. Johnson is the individual who appeared before me, and she acknowledged that she was authorized to execute this instrument as Personal Representative of the Estate of C. Gordon Smith, and stated that she executed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 31 day of December, 2014.



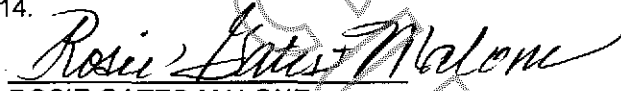

ROSIE GATES-MALONE
Notary Public
In and for the State of Washington
My appointment expires: 3/5/2017



Exhibit A – Full Legal Description

That portion of the Southeast ¼ of the Southeast ¼ of Section 35, Township 35 North, Range 3 East WM, described as follows:

Beginning at a point on the South line of said subdivision, 157.53 feet East of the Southwest corner thereof; thence North 0° 21' East a distance of 30.00 feet to the true point of beginning, said point being on the North right of way line of the County road; thence continuing North 0° 21' East a distance of 210.00 feet; thence East a distance of 166.93 feet; thence South 0° 59' West parallel to the East line of said subdivision, a distance of 210.03 feet to a point on the North right of way line of County road; thence West along said North right of way line of said County road, a distance of 164.61 feet to the true point of beginning;

SUBJECT TO:

1. Easement or right of way for oil pipe line over and across said property with the right to lay, maintain and operate said line and to enter upon said property for such purposes granted to Trans Mountain Pipe Line Corporation, by instrument dated September 15, 1954, filed October 14, 1954, as Auditor's No. 507943.
2. Exceptions, restrictions and reservations contained in deed from Jess A. Knutzen and Barbara Knutzen, his wife, to James L. Wilkison whose wife's name is Ruth Lake Wilkison, dated April 29, 1963, filed May 6, 1963, as File No. 635511.

