



Skagit County Auditor
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\$75.00

3:43PM

FILED FOR RECORD AT THE REQUEST OF:

HEATHER D. SHAND
SHAND LAW FIRM, PLLC
Attorney for Personal Representatives for the
Estate of EMMET OWENSP

**THIS SPACE PROVIDED
FOR RECORDER'S USE**

WHEN RECORDED, RETURN TO:

Heather D. Shand
SHAND LAW FIRM, PLLC
Post Office Box 1541
Mount Vernon, WA 98273

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: JOHN WILLIAM RICKETT, Personal Representative for the Estate of
NANCY JEAN RICKETT
GRANTEE: HOLLY RICKETT-GACK, Trustee of the Nancy Jean Rickett Marital
Trust
SITE ADDRESS: 1022 Riverside Drive, Mount Vernon, WA 98273

LEGAL DESCRIPTION:

(TAX 2BA DK17) THAT PORTION OF THE SW/14 SW1/4 OF
SEC 17, TWP 34, RNG 4 DESCRIBED AS FOLLOWS;
BEGINNING AT A POINT IN THE SW1/4 SW1/4 WHICH IS
541.8 FEET NORTH AND 30 FEET EAST OF THE CORNER
COMMON TO 17, 18, 19 AND 20 OF SAID TWP AND RNG;
THENCE NORTH 53-14 EAST 444.3 FEET; THENCE SOUTH

P25540

43-11 EAST 128 FEET, MORE OR LESS, TO A POINT 50 FEET DISTANCE FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY AND COMPANY RIGHT OF WAY AS FORMERLY LAID OUT OVER AND ACROSS SAID SW1/4 SW1/4 OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 65-40 WEST, 490 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF RIVERSIDE DRIVE, FORMERLY U.S. HIGHWAY 99; THENCE NORTH ALONG THE EAST MARGIN OF RIVERSIDE DRIVE, 87.4 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY TO THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 SW1/4 TO A POINT 392.70 FEET WEST OF THE NORTHEAST CORNER OF SAID SW1/4 SW1/4; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SW1/4 SW1/4, 400 FEET; THENCE WEST AT RIGHT ANGLES, 125 FEET, MORE OR LESS TO THE SOUTHEASTERLY MARGIN OF THE ABANDONED PUGET SOUTH AND CASCADE RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY MARGIN OF SAID ABANDONED RIGHT OF WAY, 375 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 43-11 WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 43-11 EAST, 12.6 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING

PARCEL NO.: P25540

THE GRANTOR, JOHN WILLIAM RICKETT, Personal Representative of the Estate of NANCY JEAN RICKETT, in his representative capacities and not individually, pursuant to non-intervention powers entered in the probate cause on November 3, 2014, in the Superior Court of Washington for Skagit County Superior Court Cause No.: 14-4-00380-3, and pursuant to RCW 11.68.090, and for and in consideration of one dollar, hereby grants and conveys without warranty to HOLLY RICKETT-GACK, in her capacity as Trustee of the Marital Trust established under the Last Will and Testament of Nancy Jean Rickett, dated May 23, 1996, all of NANCY JEAN RICKETT'S interest in the following described real estate, together with all after acquired title of

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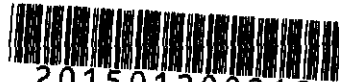
the grantor therein, situated in the County of Skagit, State of Washington:

SITE ADDRESS: 1022 Riverside Drive, Mount Vernon, WA 98273

LEGAL DESCRIPTION:

(TAX 2BA DK17) THAT PORTION OF THE SW1/4 SW1/4 OF SEC 17, TWP 34, RNG 4 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SW1/4 SW1/4 WHICH IS 541.8 FEET NORTH AND 30 FEET EAST OF THE CORNER COMMON TO 17, 18, 19 AND 20 OF SAID TWP AND RNG; THENCE NORTH 53-14 EAST 444.3 FEET; THENCE SOUTH 43-11 EAST 128 FEET, MORE OR LESS, TO A POINT 50 FEET DISTANCE FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF THE ABANDONED PUGET SOUND AND CASCADE RAILWAY AND COMPANY RIGHT OF WAY AS FORMERLY LAID OUT OVER AND ACROSS SAID SW1/4 SW1/4 OF SAID SECTION 17, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING RUN SOUTH 65-40 WEST, 490 FEET, MORE OR LESS, TO A POINT ON THE EAST MARGIN OF RIVERSIDE DRIVE, FORMERLY U.S. HIGHWAY 99; THENCE NORTH ALONG THE EAST MARGIN OF RIVERSIDE DRIVE, 87.4 FEET, MORE OR LESS, TO THE SOUTHEASTERLY LINE OF THE GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID GREAT NORTHERN RAILWAY COMPANY RIGHT OF WAY TO THE NORTH LINE OF SAID SW1/4 SW1/4; THENCE EAST ALONG THE NORTH LINE OF SAID SW1/4 SW1/4 TO A POINT 392.70 FEET WEST OF THE NORTHEAST CORNER OF SAID SW1/4 SW1/4; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID SW1/4 SW1/4, 400 FEET; THENCE WEST AT RIGHT ANGLES, 125 FEET, MORE OR LESS TO THE SOUTHEASTERLY MARGIN OF THE ABANDONED PUGET SOUTH AND CASCADE RAILWAY RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY MARGIN OF SAID ABANDONED RIGHT OF WAY, 375 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 43-11 WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 43-11 EAST, 12.6 FEET MORE OR LESS TO THE TRUE POINT OF

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BEGINNING

NANCY JEAN RICKETT died on May 21, 2013, and this deed is given pursuant to RCW 11.68.090, the non-intervention powers granted to the Personal Representative in the probate cause, and Chapter 11 of the Revised Code of Washington.

DATED this 31st day of December, 2014.

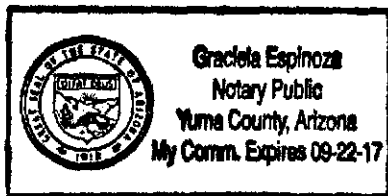
BY: [Signature]
JOHN WILLIAM RICKETT
Personal Representative for the Estate of
~~Personal Representative of the Estate of~~
Nancy Jean Rickett

ARIZONA
STATE OF IDAHO)

COUNTY OF YUMA) ss

On this 31st day of December, 2014, personally appeared before me JOHN WILLIAM RICKETT, in his capacity as Personal Representative of the Estate of NANCY JEAN RICKETT to me known to be the individual described herein and who executed the within and foregoing instrument, and acknowledged that he signed the same as 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.

Given under my hand and official seal this 31st day of December, 2014.



[Signature]
(Print Name) GRACIELA ESPINOZA
NOTARY PUBLIC in and for the State of
ARIZONA Washington, residing at: YUMA
My commission expires: 09-22-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015184

JAN 20 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By AF Deputy

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