



201502090084

Skagit County Auditor

\$74.00

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3 11:01AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

After recording mail to:

2015387

FEB 09 2015

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284Amount Paid \$~~0~~
Skagit Co. Treasurer
By *nam* Deputy

Grantor(s): Juan Sanchez, Personal Representative of the Estate of Anita Ortiz Sanchez
Grantee(s): Juan Sanchez
Abbreviated Legal: S 230 FT E 660 FT LOT 2
Assessor's Tax Parcel #: P33722 / 350303-0-009-0012

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR.** The undersigned Grantor, Juan Sanchez, is the duly appointed, qualified and acting personal representative of the Estate of Anita Ortiz Sanchez, deceased.
2. **ESTATE.** Anita Ortiz Sanchez died on March 16, 2002. On January 14, 2015 the Will of Anita Ortiz Sanchez dated January 19, 2002 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 15-4-00012-8.
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on January 14, 2015 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 Anita Ortiz Sanchez was her interest in the real property described as follows:

The Northeast quarter (NE ¼) of that part of the East half (E ½) of Government Lot 2 lying Westerly of the county road and Southerly of that certain tract conveyed to School District No. 49, by deed dated April 20, 1915 and recorded October 21, 1943, under Auditor's File No. 366502, records of Skagit County, Washington, except the North 25 feet thereof all in Section 3, Township 35 North, Range 3, East of the Willamette Meridian.

Reserving to the grantors, a perpetual easement and right of way for roadway over the East 30 feet of said tract.

Includes M/H serial #2461677107 Champion 86 44X28. South 230 feet of the E 660 feet of lot 2.

5. **WILL PROVISION; CONSIDERATION.** The Will provided in Article Three that the above described real property be given to Juan Sanchez. This conveyance is made in consideration of the direction in the Will.

6. **CONVEYANCE.** Grantor conveys and quitclaims to Juan Sanchez, a single person, the above described property with all after acquired title of the grantor(s).

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:

February 6, 2015

Juan Sanchez

Juan Sanchez, Personal
Representative of the Estate of
Anita Ortiz Sanchez, deceased,
and not in his individual capacity



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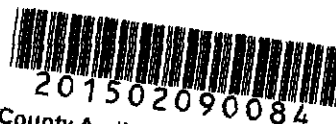
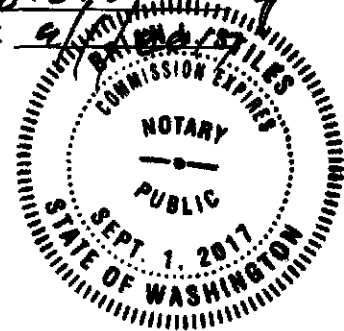
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STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 6 day of February, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Juan Sanchez, to me known to be the individual who signed as Personal Representative of the Estate of Anita Ortiz Sanchez, 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 mentioned; and on oath stated that he could execute the said instrument as Personal Representative of the Estate.

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

Rita Steele
NOTARY PUBLIC in and for the
State of Washington
residing at: Bedou Valley
My appointment expires: 9/14/17



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