



201502110024

When recorded return to:

Skagit County Auditor

\$73.00

2/11/2015 Page

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2

2:10PM

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

PERSONAL REPRESENTATIVE'S DEED

**Grantor: John Benston, Personal Representative of Estates of Richard Dean Benston & Janice Marie Benston
14-4-00388-9**

Grantees: John Benston a.h.s.p.

Legal Description: ptn SE ¼ NE ¼ 1-34N-3EWM

(Full Description Attached as Exhibit A)

Assessor's Property Tax Parcel or Account No.: P20945

Reference Nos of Documents Assigned or Released: N/A

For and in consideration of a distribution under the Wills of Richard Dean Benston and Janice Marie Benston, filed under Skagit County Probate No. 14-4-00388-9, the above named Grantor, John Benston, Personal Representative, HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO John Benston, as his separate property, the following described real estate situated in Skagit County, Washington:

An undivided ½ interest in the following described property:

The North 825 feet of the Southeast quarter of the Northeast quarter of Section 1, Township 34 North, Range 3 East, W.M., EXCEPT Pulver Road along the East line thereof, AND EXCEPT the North 277 feet of the East 150 feet of that portion of the said subdivision lying Westerly of Pulver Road, AND ALSO EXCEPT that portion conveyed to the State of Washington, Department of Transportation, by deed dated July 31st, 2006 and recorded under Skagit County AEN 200610200153.

(P20945)

The Grantor for itself and for his successors in interest does by these presents expressly limit the covenants of this Deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the same described real estate.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015408

FEB 11 2015

Amount Paid \$
Skagit Co. Treasurer
By *mem* Deputy

