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Skagit County Auditor

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FILED FOR RECORD AT THE REQUEST OF:  
LAUREL WRIGHT  
Personal Representative of the Estate of PATRICIA HARDIN

WHEN RECORDED RETURN TO:

DEWEY W. WEDDLE  
LAW OFFICE OF DEWEY W. WEDDLE, PLLC  
909 7TH STREET  
ANACORTES, WA 98221

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### PERSONAL REPRESENTATIVE'S DEED

GRANTOR: LAUREL WRIGHT  
Personal Representative of the Estate of PATRICIA HARDIN

GRANTEE: LAUREL WRIGHT  
Surviving daughter of PATRICIA HARDIN

LEGAL DESCRIPTION: UNDIVIDED INTEREST 50%, THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 40 RODS; THENCE EAST 20 RODS; THENCE NORTH 40 RODS; THENCE WEST 20 RODS TO THE POINT OF BEGINNING; EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 20 RODS EAST OF THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 215 FEET; THENCE WEST 190 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 217 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING; ALSO EXCEPT THE

NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 573310, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTH 40 RODS OF THE WEST 20 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID WEST LINE A DISTANCE OF 355 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 445 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAUL AND MILDRED STRATTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 546356, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF SAID STRATTON TRACT A DISTANCE OF 109.9 FEET; THENCE SOUTH 90 FEET; THENCE WEST 220.1 FEET TO THE FLUE POINT OF BEGINNING.

PARCEL NO. P33389  
Site address: 619 HADDON ROAD  
ANACORTES WA 98257

1. **Grantor.** I, LAUREL WRIGHT, am the duly appointed, qualified, and acting Personal Representative of the Estate of PATRICIA HARDIN, deceased, Skagit County, Washington, Superior Court Case No. 15-4-00061-6.

2. **Grantee.** The Grantee is LAUREL WRIGHT, surviving daughter of PATRICIA HARDIN.

3. **Decedent's Estate.** Decedent PATRICIA HARDIN died testate on September 17, 2014. On February 6, 2015 Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. **Will Provision.** Decedent provided in her Last Will and Testament that her property located at 619 Haddon Road, Anacortes, Washington was to be given to her daughter, LAUREL WRIGHT.

5. **Real Property.** The real property devised to LAUREL WRIGHT is located in Skagit County, Washington and is legally described as follows:

LEGAL DESCRIPTION: UNDIVIDED INTEREST 50%, THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., EMBRACED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES, TO-WIT: BEGINNING AT THE NORTHWEST CORNER OF

SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 40 RODS; THENCE EAST 20 RODS; THENCE NORTH 40 RODS; THENCE WEST 20 RODS TO THE POINT OF BEGINNING; EXCEPT A TRACT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 31, 20 RODS EAST OF THE NORTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 215 FEET; THENCE WEST 190 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, 217 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST TO THE POINT OF BEGINNING; ALSO EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 573310, RECORDS OF SKAGIT COUNTY, WASHINGTON; AND ALSO EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: THAT PORTION OF THE NORTH 40 RODS OF THE WEST 20 RODS OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE THEREOF A DISTANCE OF 305 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG SAID WEST LINE A DISTANCE OF 355 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH ALONG THE EAST LINE THEREOF A DISTANCE OF 445 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PAUL AND MILDRED STRATTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 546356, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE WEST ALONG THE SOUTH LINE OF SAID STRATTON TRACT A DISTANCE OF 109.9 FEET; THENCE SOUTH 90 FEET; THENCE WEST 220.1 FEET TO THE FLUE POINT OF BEGINNING.

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**6. Consideration.** This conveyance is made in consideration of the laws governing the distribution of real property according to the terms of a Last Will and Testament.

**7. Conveyance.** Grantor, in her capacity as personal representative and not individually, conveys, grants, and quitclaims to LAUREL WRIGHT, without warranty, all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death.

