



201506080189

Skagit County Auditor

\$73.00

6/8/2015 Page

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2 4:08PM

After recording mail to:

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): Donald Hammond Sr., Personal Representative of the Estate Carlyn Ann Hammond
Grantee(s): Donald Hammond Sr., James Turner, and Chris Turner as their separate property

Legal: (22.000 ac) The Southwest Quarter of the Southeast Quarter South of Railway and also
Less Road and Creek and Highway 17A and Tracts

Tax Parcel #: 350710-4-005-0007 / P42404

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, Donald Hammond Sr., is the duly appointed, qualified and acting personal representative of the Estate of Carlyn Hammond, deceased.
- 2. ESTATE.** Carlyn Hammond died on February 17, 2011. On April 16, 2014 Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 14-4-00138-0.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on April 16, 2014 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 Carlyn Hammond is a one half undivided interest in the real property described below:

P42404: That portion of the Southwest ¼ of the Southeast ¼ of Section 10, Township 35 North, Range 7 East, W.M., lying Southerly of the Great Northern Railroad right of way, EXCEPT State Highway 20 EXCEPT that portion lying Westerly of Grandy Creek, AND EXCEPT that portion, if any, lying within the West 410 feet of Southwest ¼ of the Southeast ¼.

Situated in the County of Skagit, State of Washington

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2106
JUN 08 2015

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

5. **WILL PROVISION; CONSIDERATION:** The decedent died without a will. The real properties owned by the decedent will be transferred to Donald Hammond Sr., James Turner and and Chris Turner according to the Washington interstate laws and under RCW 11.04.015. which grants a one half interest in separate property to spouse, Donald Hammond Sr. and one quarter interest to each surviving child, James Turner and Chris Turner.

6. **CONVEYANCE:** Grantor hereby conveys and quitclaims its one half undivided interest to Donald Hammond Sr, a single person as his separate property, an undivided one half interest; James Turner, a single person as his separate property, and undivided one quarter interest; and to Chris Turner, a single person as his separate property, an undivided one quarter interest, the above Described Property, together with all after acquired title of the grantor therein.

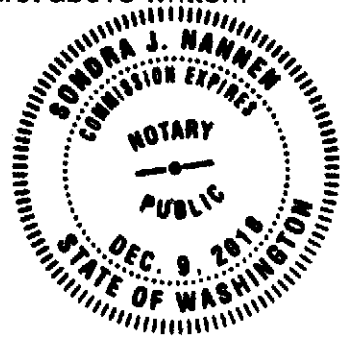
7. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED: 5-28-15 Donald Hammond Sr.
Donald Hammond Sr.
Personal Representative of the Estate of
Carlyn Hammond, deceased, and not in her
individual capacity

STATE OF WASHINGTON)) ss.
COUNTY OF SKAGIT)

On this 28 day of May 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Donald Hammond Sr., to me known to be the individual who signed as Personal Representative of the Estate of Carlyn Hammond, 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 therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

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



Sondra J. Nunnery
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro-Woodley
My appointment expires: 12-9-18