

WHEN RECORDED RETURN TO:  
Sandra Bates Gay, P.S.  
23515 NE Novelty Hill Rd  
Suite B211-397  
Redmond, WA 98053-1996



201512240027  
Skagit County Auditor \$75.00  
12/24/2015 Page 1 of 3 10:50AM

20155202  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 24 2015

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

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR'S NONINTERVENTION POWERS.** The undersigned Grantor, **MARY (CLAUDE) WILSON**, Personal Representative of the Estate of **JEANNETTE KOZICKI MANHOFF**, (Decedent) is the duly appointed, qualified and acting Personal Representative of the Estate of **JEANNETTE KOZICKI MANHOFF**, who died on July 28, 2014; (the "Estate"). Grantor was appointed as Personal Representative of the Estate in the Superior Court of the State of Washington for King County, Cause No. 14-4-04721-2SEA (the "Probate Proceedings"). By Order of Solvency entered on August 15, 2014, in the Probate Proceeding, Grantor was authorized to settle the Estates without further court intervention or supervision.

Grantee: Jeannette Kozicki Manhoff Testamentary Trust

2. **DESCRIBED PROPERTY.** Included in the Inventory of property of the Estate was Decedent's interest in the real property described as follows (the "Described Property"), situated in Skagit County, Washington:

Residential real estate located at 7388 Ocean Acres Lane, Guemes Island, Skagit County, WA 98221, described as follows::

TAX PARCEL NO. 31261

Tax 4: That portion of government lot 2, Section 11, Township 35 North, Range 1 East, W.M., described as follows:

A tract of land in Government lot 2, Section 11, township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the south line of said lot 2, 1084.39 feet West of the Southeast corner thereof, the South line of said lot 2 bears north 89°09' West; thence North 6°31'45"

UNRECORDED

West 186.0 feet to the true point of beginning; thence North 89°09' West 435.0 feet; thence North 6°31'45" West 93.00 feet; thence South 89°09' East 435 feet; thence South 6°31'45" East 93.00 feet to the true point of beginning.


SUBJECT TO an easement for electric power lines recorded August 30, 1954 under Auditor's file No. 505817 and An easement for utilities disclosed in a deed dated December 11, 1963, recorded under auditor's file No. 644371.

3. **CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY.**

Grantor hereby bargains, sells and conveys to **THE JEANNETTE KOZICKI MANHOFF TESTAMENTARY TRUST**, all right, title and undivided interests in and to the legal title to the Described Property, as Decedent's interest in the Described Property may appear, which interest represents the Decedent's interest in the Described Property at the time of the Decedent's death and acquired thereafter, if any.

4. **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.

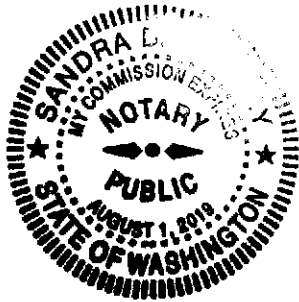
Dated: December 21, 2015.


  
**MARY (CLAUDE) WILSON, as  
Personal Representative of the Estate  
of JEANNETTE KOZICKI MANHOFF,  
and not in her individual capacity**

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this day personally appeared before me **MARY (CLAUDE) WILSON**, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of **JEANNETTE KOZICKI MANHOFF**, Decedent, and acknowledged that she signed the same as the free and voluntary act and deed of said Estate for the uses and purposes therein mentioned; and on oath stated that she is authorized to execute said instrument on behalf of the Estate.

SUBSCRIBED AND SWORN to before me this 21<sup>st</sup> day of December, 2015.



  
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PRINTED NAME: Sandra Bates Gay  
NOTARY PUBLIC, in and for the State of  
Washington, residing at:  
Woodinville  
My commission expires August 1, 2019

UNOFFICIAL DOCUMENT