

Filed for Record at Request of:

Mimi M. Wagner, Attorney at Law

When recorded return to:

Wagner Law Offices P.C.
425-B Caines Street
Friday Harbor, WA 98250



Skagit County Auditor
12/28/2015 Page

1 of

\$76.00
4 11:11AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 5 219

DEC 28 2015

Amount Paid \$ 0

Skagit Co. Treasurer

By *mim* Deputy

Personal Representative's Deed

Grantor: Robert F. VanLeuven, Administrator/Personal Representative of the Estate of Jean E. VanLeuven

Grantee: Robert F. VanLeuven, a single person

Legal Description: Lot 108, SKYLINE No. 6, Vol 9 of Plats, pages 64-67A


Assessor's Tax Parcel Number: P59516/3822-000-108-0001

Reference Auditor File Numbers of Documents assigned, released or amended:

- 1. Parties.** The undersigned, *Robert F. VanLeuven*, is the duly appointed, qualified and acting Administrator/Personal Representative of the *Estate of Jean E. VanLeuven*, deceased. *Robert F. VanLeuven* is the sole beneficiary of the *Estate of Jean E. VanLeuven*.
- 2. Estate.** Jean E. VanLeuven, (hereinafter "Decedent") died on April 10, 2015, a resident of San Juan County, Washington. Jean E. VanLeuven died intestate, and on May 20, 2015, San Juan County Superior Court entered an Order of Intestacy and Heirship and appointed Robert F. Vanleuven to serve as Administrator/Personal Representative of the Estate of Jean E. VanLeuven, under San Juan County Superior Court Probate No. 15-4-05029-8.
- 3. Nonintervention Powers.** The Order of Intestacy and Heirship and Appointing Administrator/Personal Representative entered on May 20, 2015, in San Juan County Superior Court Probate No. 15-4-05029-8, authorized the Administrator/Personal Representative to settle the Estate of Jean E. VanLeuven without further court intervention or supervision.

4. **Described Real Property.** Included among the property of the Estate of Jean E. VanLeuven, deceased, is the Decedent's community property interest in real property located in Skagit County, Washington, as is particularly described on the attached Exhibit A (the "Described Real Property"), which description is incorporated herein by this reference.
5. **Descent and Distribution of Real Estate.** RCW 11.04.015 provides that a decedent's surviving spouse shall receive all of the decedent's share of the net community estate and all of the decedent's net separate estate, if there are no issue. Decedent did not have any issue, and Decedent did not have any separate property. Pursuant to RCW 11.04.015 all of Jean E. VanLeuven's interests in the Described Real Property shall be distributed to Decedent's surviving spouse, *Robert F. VanLeuven*.
6. **Conveyance.** Grantor, *Robert F. VanLeuven*, Administrator/Personal Representative of the *Estate of Jean E. VanLeuven*, deceased, for and in consideration of **inheritance or devise WAC 458-61A-202**, hereby conveys and quit claims to Grantee, *Robert F. VanLeuven*, a single person, as his sole and separate property, and in his individual capacity, the Described Real Property. This conveyance represents a complete distribution of the *Estate of Jean E. VanLeuven's* interests in the Described Real Property, together with all after acquired title of the Grantor therein.

DATED this 10th day of December, 2015.



Robert F. VanLeuven, as Administrator/Personal Representative
of the Estate of Jean E. VanLeuven, Deceased,
and not in His Individual Capacity

STATE OF Mohave ^{ZIP} Arizona

SS

COUNTY OF Mohave

On this day personally appeared before me **Robert F. VanLeuven** to me known to be the individual described in and who executed the within and foregoing instrument, as **Administrator/Personal Representative of the Estate of Jean E. VanLeuven, Deceased**, and acknowledged that he signed the same as his free and voluntary act and deed, for the purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as Administrator/Personal Representative of said Estate.

GIVEN under my hand and official seal on this 10 of December, 2015.

Geno Perales
Notary Printed Name: Geno Perales
NOTARY PUBLIC in and for the State of Arizona,
residing at 1775 Lakeside Dr, Ballwin City, Mohave County
My appointment expires on 04-07-2017

W15-0512\DEEDS\PR Deed Skagit

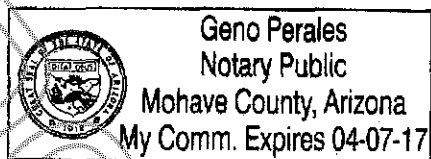


Exhibit A

Legal Description

Tax Parcel No. P59516/3822-000-108-0001

Lot 108, "SKYLINE NO. 6," as per plat recorded in Volume 9 of Plats, pages 64 through 67A, inclusive, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

SUBJECT TO and together with: easements, covenants, conditions and restrictions of record, if any.