



201601220042

Skagit County Auditor \$75.00
1/22/2016 Page 1 of 3 11:07AM

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.
2828 NORTHWEST AVENUE
BELLINGHAM, WA 98225

PERSONAL REPRESENTATIVE'S DEED
(Distribution of Real Property from Testate Estate)

Grantors: The Estate of DAVID E. CARTWRIGHT
Grantees: VIRGINIA F. CARTWRIGHT
Assessor's Parcel No.: P49647 / 360420-4-003-0900
Abb'd leg: PTN NE ¼ SE ¼ AKA TRACTS 1 & 2 SHORT PLAT 29-74

1. **Grantors.** I, CHRISTINE M. BRADBURN, am the duly appointed, qualified, and acting Personal Representative of the estate of DAVID E. CARTWRIGHT, deceased, Skagit, Washington, Superior Court Case No. 15-4-00399-2.

2. **Grantee(s).** The Grantee is VIRGINIA F. CARTWRIGHT, the beneficiary of DAVID E. CARTWRIGHT's Will.

3. **Decedent's Estate.** Decedent, DAVID E. CARTWRIGHT, died on December 3, 2008, with a validly executed Will dated October 30, 2003. On November 19, 2015, Grantor was appointed Personal Representative of Decedent DAVID E. CARTWRIGHT'S Will and granted Nonintervention Powers for the administration of Decedent's estate.

4. **Beneficiaries.** VIRGINIA F. CARTWRIGHT is the beneficiary of Decedent's estate.

5. **Real Property.** Among the assets of Decedents' estate is the following described real property, and all improvements thereon, located in Skagit county, Washington.

See attached Exhibit A

6. **Consideration.** This conveyance is made in consideration of the Grantee being Beneficiary under the terms of DAVID E. CARTWRIGHT's Will.

7. **Conveyance.** Grantor conveys, grants, and quitclaims to VIRGINIA F. CARTWRIGHT all of the interest of Decedent's estate in the real property, and all improvements thereon, 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, and all improvements thereon at her death.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016192
JAN 22 2016

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

EXHIBIT A

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH $89^{\circ} 43' 53''$ WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 250.00 FEET; THENCE NORTH $3^{\circ} 22' 01''$ WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 206.52 FEET TO THE CENTERLINE OF THE C.C.C. ROAD AS IT NOW EXISTS, AND THE POINT OF BEGINNING; THENCE SOUTH $3^{\circ} 22' 01''$ EAST 206.52 FEET; THENCE NORTH $89^{\circ} 43' 53''$ WEST 109.63 FEET THENCE NORTH $3^{\circ} 22' 01''$ WEST 233.51 FEET TO THE EXISTING CENTERLINE OF SAID C.C.C. ROAD; THENCE SOUTH $76^{\circ} 07' 45''$ EAST ALONG SAID EXISTING CENTERLINE 114.55 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTHEASTERLY 30.00 FEET IN WIDTH OF SAID PARCEL, PARALLEL WITH THE EXISTING CENTERLINE OF SAID C.C.C. ROAD, FOR ROAD PURPOSES. (BEING KNOWN AS TRACT 1 OF SHORT PLAT NO. 29-74, APPROVED JULY 17, 1974 AND RECORDED UNDER AUDITOR'S FILE NO. 804267)

PARCEL B:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE NORTH $89^{\circ} 43' 53''$ WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 359.63 FEET; THENCE NORTH $3^{\circ} 22' 01''$ WEST PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 233.51 FEET TO THE CENTERLINE OF THE C.C.C. ROAD AS IT NOW EXISTS AND THE TRUE POINT OF BEGINNING; THENCE SOUTH $3^{\circ} 22' 01''$ EAST 233.51 FEET; THENCE NORTH $89^{\circ} 43' 53''$ WEST OF SAID C.C.C. ROAD; THENCE SOUTH $76^{\circ} 07' 45''$ EAST ALONG SAID EXISTING CENTERLINE 101.56 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTHEASTERLY 30.00 FEET IN WIDTH OF SAID PARCEL, PARALLEL WITH THE EXISTING CENTERLINE OF SAID C.C.C. ROAD, FOR ROAD PURPOSES. (BEING KNOWN AS TRACT 2 OF SHORT PLAT NO. 29-74 APPROVED JULY 17, 1974 AND RECORDED JULY 30, 1974 UNDER AUDITOR'S FILE NO. 804267).

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.