



201602170030

Skagit County Auditor

\$74.00

2/17/2016 Page

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2 10:42AM

Return Address:  
Souders Law Group  
913 7<sup>TH</sup> Street  
Anacortes, Washington 98221

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2016472  
FEB 17 2016

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

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF STEPHEN W. WALKER**

GRANTEE: **JOANN WALKER**

ABBREVIATED LEGAL DESCRIPTION: LOT 3 OF FOREST PARK ESTATES

ASSESSOR'S TAX/PARCEL NUMBERS: P128273 / 4980-000-003-0000

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**PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

THE UNDERSIGNED Grantor, JoAnn Walker, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Stephen W. Walker, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated in Washington under Skagit County Probate Cause Number 15-4-00294-5, and the Grantor acting not in her individual capacity, but acting only as Personal Representative of the Estate, for and in consideration of intestate distribution of the Estate as filed in said probate cause, hereby grants, bargains, sells and conveys to JoAnn Walker, in her individual capacity the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

LOT 3, FOREST PARK ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 2009, UNDER AUDITOR'S FILE NO. 200902110084, RECORDS OF SKAGIT COUNTY WASHINGTON.

SITUATE IN SKAGIT COUNTY WASHINGTON.

The Grantor expressly limits the covenants of this Personal

Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 11 day of February, 2016.

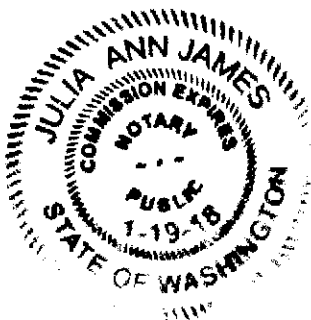
JoAnn Walker  
JoAnn Walker  
Personal Representative of the Estate  
Of Stephen W. Walker, Deceased

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this day personally appeared before me JoAnn Walker, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of Stephen W. Walker, deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 11<sup>th</sup> day of February, 2016.



Julia Ann James  
(Signature)  
Julia Ann James  
(Print Name)

Notary Public in and for the State of  
Washington, residing at Anacortes  
My appointment expires 19 JAN 2018