

Return Address:  
Souder Law Group  
913 7th Street  
Anacortes

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2016 645

MAR 01 2016

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



201603010016

Skagit County Auditor

3/1/2016 Page

1 of

\$74.00

210:36AM

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

GRANTOR: **THE ESTATE OF LESLIE W. RYDER, JR.**

GRANTEE: **CATHERINE RYDER**

ABBREVIATED LEGAL DESCRIPTION: BOWMAN'S C.S.H.W.F. PLAT TO ANA.  
LOTS 1 TO 3 BLK 5

ASSESSOR'S TAX/PARCEL NUMBERS: P56779 /3776-005-003-0002

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

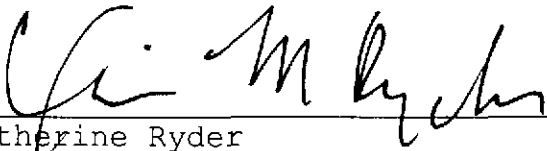
THE UNDERSIGNED Grantor, Catherine Ryder, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Leslie W. Ryder, Jr., deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated in Washington under Skagit County Probate Cause Number 15-4-00206-6, and the Grantor acting not in her individual capacity, for and in consideration of intestate distribution of the Estate as filed in said probate cause, hereby grants, bargains, sells and conveys to Catherine Ryder the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

LOTS 1, 2 AND 3, BLOCK 5, "BOWMAN'S CENTRAL SHIP HARBOR WATER FRONT PLAT OF ANACORTES", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 33, RECORDS OF 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 19<sup>th</sup> day of February, 2016.

  
Catherine Ryder  
Personal Representative of the Estate  
Of Leslie W. Ryder, Jr., Deceased

STATE OF WASHINGTON )


: ss

COUNTY OF SKAGIT )

On this day personally appeared before me Catherine Ryder, 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 Leslie W. Ryder, Jr., 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 19<sup>th</sup> day of February, 2016.



  
Julia Ann James  
Notary Public in and for the State of  
Washington, residing at Anacortes.  
My appointment expires January 19, 2018