

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



Skagit County Auditor \$75.00  
3/22/2016 Page 1 of 3 10:15AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016939  
MAR 22 2016

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

**CORRECTED**  
**PERSONAL REPRESENTATIVE'S DEED**

**THIS CORRECTED DEED IS MADE as of DECEMBER 21, 2015, TO CORRECT THE LEGAL DESCRIPTION REFLECTED IN THE PERSONAL REPRESENTATIVE'S DEED RECORDED HEREIN ON DECEMBER 24, 2015, UNDER SKAGIT COUNTY AUDITOR NO. 201512240027.**

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.
2. **GRANTEE. THE JEANNETTE KOZICKI MANHOFF TESTAMENTARY TRUST.**
3. **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 ACCOUNT NO. 350111-1-010-0011 (P31261)

That portion of Government Lot 2, Section 11, Township 35 North, Range 1  
East W.M. described as follows:

1  
**ORIGINAL**

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 degrees 09' West; thence North 6 degrees 31'45" West, 93.0 feet to the true point of beginning; thence North 89 degrees 09' West 435.0 feet; thence North 6 degrees 31'45" West, 93.0 feet; thence South 89 degrees 09' East, 435.0 feet; thence South 6 degrees 31'45" East 93.0 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across the following described tract:

Beginning at a point on the East line of said Lot 2, 637.17 feet North of the Southeast corner thereof, the East line of said Lot 2 bears North 0 degrees 39'30" West; thence North 89 degrees 09' West to a point 455.0 feet East of the West line of said Lot 2, the West line of said Lot 2 bears North 6 degrees 31'45" West; thence South 6 degrees 31'45" East approximately 647.0 feet to the South line of said Lot 2, the South line of said Lot 2 bears North 89 degrees 09' West; thence North 89 degrees 09' West; 20.0 feet along the South line of said Lot 2; thence North 6 degrees 31'45" West, 930.0 feet; thence North 89 degrees 09' West, 435.0 feet to the West line of said Lot 2; thence North 6 degrees 31'45" West, 95.17 feet along the West line of said Lot 2; thence South 89 degrees 09' East, 435.0 feet; thence North 8 degrees 31'45" West, 330.0 feet to the North line of said Lot 2, the North line of said Lot 2 bears North 88 degrees 31'15" West; thence South 88 degrees 31'15" East 20.0 feet along the North line of said Lot 2; thence South 6 degrees 31'45" East, 647.0 feet; thence South 89 degrees 09' East to the East line of said Lot 2; thence South 0 degrees 39'30" East to the true point of beginning; EXCEPT County road along the East line of said Government Lot 2.

4. **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.

