



201604280087

Skagit County Auditor

\$74.00

4/28/2016 Page

1 of

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UNOFFICIAL DOCUMENT

**After Recording Return Document To:**

Law Offices of Thomas E. Stuen  
1503 E Street  
Bellingham, WA 98225

**DOCUMENT TITLE:** Personal Representative's Deed  
**GRANTOR:** Cindy O. Maxwell, Personal Representative of the Estate of Borgny H. Nickerson  
**GRANTEE:** Martin Nickerson, a single man

**LEGAL DESCRIPTION:** THAT PORTION OF THE NW1/4 SE1/4 OF SEC 20, TWP 36, RNG 4E DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF THE SE1/4 SE1/4 OF SAID SECTION 20; THENCE NORTH 89-43-53 WEST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SE1/4 OF SEC 20, A DISTANCE OF 2096.55 FEET; THENCE NORTH 6-29-42 EAST 753.45 FEET TO THE CENTER LINE OF A COUNTY ROAD KNOWN AS THE C.C.C. ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 6-29-42 WEST 753.45 FEET TO THE SOUTH LINE OF SAID NW1/4 SE1/4; THENCE SOUTH 89-43-53 EAST ALONG SAID SOUTH LINE 303.86; THENCE NORTH 6-29-42 EAST 693.05 FEET TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE NORTHWESTERLY ALONG SAID COUNTY ROAD TO THE POINT OF BEGINNING EXCEPT COUNTY ROAD RIGHT OF WAY

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20161625  
APR 28 2016

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

All situate in Skagit County, state of Washington.

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P49650

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR, POWERS.** THE UNDERSIGNED GRANTOR, Cindy O. Maxwell, is the duly appointed, qualified and acting Personal Representative of the Estate of Borgny H. Nickerson (the

"Estate"), who died on June 28, 2007. Grantor was appointed Personal Representative of the Estate on November 20, 2007, in the Superior Court of the State of Washington for Skagit County, Cause No. 07-4-00323-1 (the Probate "Proceedings"). An agreement has been reached by all parties to the proceeding which approves the transfer of the above-described property to Martin Nickerson, decedent's son and a beneficiary of her Estate. The street address of the property is 19652 Parsons Creek Road, Sedro Woolley, WA 98284, the Skagit County Assessor's Parcel # is P49650.

2. **CONVEYANCE.** In settlement of the above-captioned estate, the Grantor, as Personal Representative of the Estate of Borgny H. Nickerson hereby quitclaims and conveys all of the Estate's right, title and interest in the above-described property to Martin Nickerson, a single man. By his acceptance of this Deed, and under the terms of the agreement referenced above, Martin Nickerson is responsible for paying all unpaid property taxes that have accrued as of the date of this Deed.

3. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

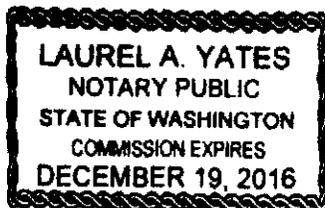
DATED this 3 day of March, 2016.

Cindy Maxwell  
Cindy O. Maxwell, Personal Representative of the Estate of Borgny H. Nickerson, Deceased, and not in her individual capacity

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF WHATCOM )

I certify that I know or have satisfactory evidence that CINDY O. MAXWELL is the person who appeared before me, signed this instrument and acknowledged it to be her free and voluntary act as Personal Representative of the Estate of BORGNY H. NICKERSON for the uses and purposes mentioned in the instrument.

DATED this 3rd day of March, 2016.



Laurel Yates  
NOTARY PUBLIC for the State of Washington My appointment expires on 12-19-16