

After Recording Return to:

Law Offices of Christon C. Skinner, P.S.
791 SE Barrington Drive
Oak Harbor, WA 98277

201606300158
Skagit County Auditor
6/30/2016 Page 1 of 4 3:25PM \$76.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163720
JUN 30 2016

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

DEED OF PERSONAL REPRESENTATIVE

Grantor: Kenneth F. Bishop, Jr., Personal Representative
of the Estate of Leslie Karen Bishop, Deceased
Grantee: Kenneth F. Bishop, Jr.
Legal Description: Second Amendment to the Crest at Sunset
Cove Condo, AF#200612200020, Building
B, Unit 101.
Additional Legal Description: Exhibit A, Page 3
Assessor's Tax Parcel No: 4890-002-101-0000 / 117889


THE GRANTOR, Kenneth F. Bishop, Jr., acting in the capacity of Personal Representative of the Estate of Leslie Karen Bishop, deceased, does hereby convey and quit claim to Kenneth F. Bishop, Jr., Grantee, as his separate estate, all of the Estate's interest in the real property described on Exhibit A attached hereto, situated in Skagit County, Washington, together with all after-acquired title:

The interest of the Estate in this property is an undivided one-half interest. The remaining one-half interest in this real property is already vested in described by virtue of his community interest in the property. After recording of this *Deed*, the property will fully vest in Kenneth F. Bishop, Jr.

Leslie Karen Bishop died testate on November 2, 2015, and the Grantor above-named is the duly appointed, qualified and acting Personal Representative of the Estate which is Probate No. 16-4-00033-1 in the Superior Court of the State of Washington for Island County. This *Deed* is given pursuant to an Order (1) Admitting Will to Probate, (2) Appointing Personal Representative, (3) Adjudicating the Estate to be Solvent, and (4) Directing Administration Without Court Intervention granting nonintervention powers entered in the probate proceeding on February 16, 2016 and is in conformity with the directions set forth in Decedent's *Last Will and Testament*.

The warranties contained in this *Deed* bind only the Estate and not the Personal Representative personally.

DATED this 27th day of June, 2016.


Kenneth F. Bishop, Jr., Personal Representative

STATE OF WASHINGTON)

(ss.

COUNTY OF ISLAND)

I certify that I know or have satisfactory evidence that Kenneth F. Bishop, Jr. is the person who appeared before me and signed said instrument and said person on oath stated that he was authorized to execute the instrument and acknowledged it as personal representative of the Estate of Leslie Karen Bishop, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 27th day of June, 2016.





(Signature)

Sandee K Waller

(Print Name)

NOTARY PUBLIC

My Appointment Expires: 10-04-2016

EXHIBIT A

Unit B-101, "THE CREST AT SUNSET COVE CONDOMINIUM," a condominium, according to the Survey Map and Plans thereof recorded May 4, 2006, under Auditor's File No. 200605040034 and as identified in that certain Declaration thereof recorded May 4, 2006, under Auditor's File No. 200605040035, and amended May 25, 2006, under Auditor's File No. 200605260013, and further amended December 20, 2006, under Auditor's File No. 200612200021, and August 4, 2009, under Auditor's File No. 200908040051, and December 10, 2009, under Auditor's File No. 200912100045, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

End of Exhibit A

STATE OF WASHINGTON)

(ss.

COUNTY OF ISLAND)

I certify that this is a true and correct copy of a document in possession of Law Office of Christopher C. Skinner, P.S., 791 SE Barrington Drive, Oak Harbor, Washington, as of this date.

DATED this 25th day of May, 2016.

FILED
DEBRA VAN PELT
ISLAND COUNTY CLERK

2016 FEB 17 PM 2:27

Sandee K. Waller

SANDEE K. WALLER

Notary Public

My Appointment expires: 10/04/16

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR ISLAND COUNTY

IN THE MATTER OF THE ESTATE OF,

) Case No: 16-4-00033-1

LESLIE KAREN BISHOP

) LETTERS OF ADMINISTRATION

Deceased.

WHEREAS, the above named deceased died intestate on November 2, 2015, leaving property in the State of Washington, subject to administration,

NOW, therefore, know all men by these presents: That

KENNETH F. BISHOP, JR

is hereby appointed and qualified as Administrator of said estate, and that we do hereby authorize the above-named to administer the same according to law.

DATED: February 17, 2016.

DEBRA VAN PELT

Clerk of Superior Court

By

Debra Van Pelt
Deputy

I, Debra Van Pelt, Clerk of the Superior Court for Island County, do hereby certify that this instrument is a true and correct copy of the original now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17th day of Feb 20 16

DEBRA VAN PELT

Deputy

Oak Harbor, Washington