



201607150132

Skagit County Auditor

\$76.00

7/15/2016 Page

1 of 4 2:31PM

Filed for Record at Request of Tom Seguine, Attorney at Law
When Recorded Return To
Thomas E. Seguine, Attorney at Law
1023 South 3rd Street
Mount Vernon WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162998

JUL 15 2016

Amount Paid \$ 0
Skagit Co. Treasurer
Deputy

By *MF*

PERSONAL REPRESENTATIVE'S DEED

Grantor: Deborah Kanske, Pers. Rep. of Estate of Doris Tilden Egbert, Skagit County Probate # 15-4-00328-4

Grantee: Jeanette Egbert Burns, a single person, as her separate property

Abbreviated Legal Descr.:

Parcel No.:

1. Grantor. I, Deborah Kanske, am the duly appointed, qualified, and acting Personal Representative of the Estate of Doris Tilden Egbert, Deceased, Skagit County, Washington, Superior Court Probate Case No. 15-4-00328-4.

2. Grantee. The Grantee is Jeanette Egbert Burns, a single person who is to receive this property as her separate property, and as a partial distribution of her share to such estate as an heir to Mrs. Egbert.

3. Decedent's Estate. Decedent Doris Egbert died testate on September 10, 2015. On September 17, 2015, Decedent's Last Will and Testament was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Article VI of Decedent's Will provides that the residue of Decedent's estate shall pass in equal shares to the children of Doris Tilden Egbert, one of whom is the Grantee, and who has elected, to receive the subject property as partial distribution from said estate.

5. Real Property. Among the assets of the residue of Decedent's estate is the following described real property located in Skagit County, Washington:

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Commencing at the Northeast corner of Section 21, Township 35 North, Range 3 East W.M.;

Thence South 89-03-13 West along the North line of the Northeast Quarter of Section 21, Township 35 North, Range 3 East W.M. For a distance of 1362.295 feet to the 1/16 corner on said North line;

Thence South 00-52-46 West for a distance 25.01 feet to the South edge of Allen West Road and the TRUE POINT OF BEGINNING of this description.

Thence continuing South 00-52-46 West for a distance 195.80 feet;

Thence North 89-03-13 East parallel with the North line of the Northeast Quarter of Section 21, Township 35 North, Range 3 East W.M. For a distance of 223.00 feet;

Thence North 00-52-46 East for a distance 195.80 feet to the South edge of Allen West Road;

Thence South 89-03-13 West along the South edge of Allen West Road and parallel with the North line of the Northeast Quarter of Section 21; Township 35 North, Range 3 East W.M. for a distance of 223.00 feet to the TRUE POINT OF BEGINNING of this description. Located in the Skagit County, State of Washington,

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said description containing approximately one acre, and heretofore being a discrete portion of Skagit County Assessor's parcel P34560.

6. Consideration. This conveyance is made in consideration of Decedent's gift in her Last Will and Testament dated May 26, 1992.

7. Conveyance. Grantor conveys, grants, and quitclaims to Jeanette Egbert Burns all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at her death.

DATED: 7/14/16

Estate of Doris Tilden Egbert, Deceased

By:

Deborah Kanske PR

Deborah Kanske
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Deborah Kanske , known or proved to me to be the individual described in and who executed the within and foregoing ***Personal Representative's Deed***, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: May 4, 2016,

July 14,

Claudia Ridgway
Signature

Signature

Claudia Ridgway
Printed Name

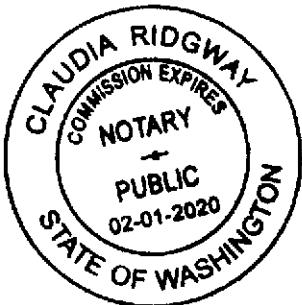
Printed Name

NOTARY PUBLIC for Washington

Residing at: 1023 S. 3rd Street

St. Vernon, WA 98273

My appointment expires on: 2/1/2020



**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: DORIS TILDEN EGBERT Deceased	CASE NO. 15-4-00328-3 LETTERS TESTAMENTARY
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- 1.1 The last will of DORIS TILDEN EGBERT late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 17, 2015.
- 1.2 In that will DEBORAH KANSKE named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DEBORAH KANSKE is authorized by this court to execute the will of the above decedent according to law.

DATED SEPTEMBER 17, 2015

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

) ss

COUNTY OF SKAGIT

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I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on SEPTEMBER 17, 2015.

I further certify that these letters are now in full force and effect.

DATED 9-23-15 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

