



201608010169

Skagit County Auditor

\$76.00

8/1/2016 Page

1 of

4

1:45PM

AFTER RECORDING, PLEASE RETURN TO:

KUTSCHER HEREFORD BERTRAM BURKART PLLC
Suite 800, Hoge Building
705 Second Avenue
Seattle, WA 98104

PERSONAL REPRESENTATIVE'S DEED

Tax Parcel Number: P105040

Abbreviated Legal Description: Portion of SW ¼ of SW ¼ Sec 1 T35N R8E WM

The Grantor, ESTATE OF W.M. LENNOX, through its Personal Representative, JOANNE WILLIAMS LENNOX, in consideration of distribution of estate, bargains, sells, and conveys to the Grantee(s), JOANNE WILLIAMS LENNOX, as her separate property, the following real property located in Skagit County:

See Exhibit A attached hereto and made a part hereof.

together with any easements, agreements, rights, or interests benefiting or pertaining to it.

The Grantor for the estate and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said described real estate.

DATED this 1st day of July, 2016.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163288
AUG 01 2016

Amount Paid \$0
Skagit Co. Treasurer
By mm Deputy

Joanne Williams Lennox
JOANNE WILLIAMS LENNOX, Personal
Representative
Estate of W.M. Lennox

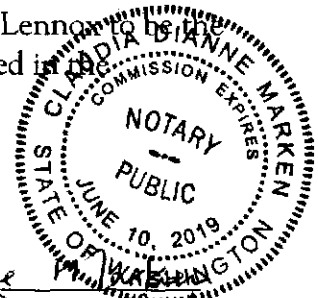
STATE OF WASHINGTON

COUNTY OF Skagit

} ss.

I certify that I know or have satisfactory evidence that **JOANNE WILLIAMS LENNOX** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of W.M. Lennox to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

ACKNOWLEDGED before me this 1st day of July, 2016.



Claudia Dianne Marken
(Print name) Claudia Dianne Marken
Notary Public in and for the state of Washington
My commission expires 6/10/2019

Exhibit A

Skagit County Parcel No. P105040

A portion of the southwest quarter of the southwest quarter of Section 1, All in Township 35 north, Range 8 east, W.M., being a one-acre square aligned north to south (and east to west) described as follows:

Beginning at the southwest corner of the foundation of the western most wing of the residence originally erected in 1994 by Lennox on said parcel; thence south $65^{\circ}0'0''$ west 18 feet to the true point of beginning; thence due east 210 feet; thence due north 210 feet; thence due west 210 feet; thence south 210 feet to the true point of beginning.

(Being the same parcel that is described in less specific terms of record as: A one-acre square oriented north to south, and east to west, with the northeast corner and point of beginning being 425 feet more or less south and 370 feet more or less west of the northeast corner of said subdivision, namely said southwest quarter of the southwest quarter of Section 1; thence west 210 feet; thence south 210 feet; thence east 210 feet; thence north 210 feet, to the point of beginning.)

FILED

2015 JUL -9 PM 2:46

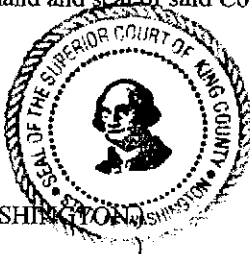
KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF W.M. Lennox DECEASED	 NO: 15-4-04079-8 SEA LETTERS TESTAMENTARY (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on July 9, 2015. It appears in and by said will that: **Joanne Williams Lennox** is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: July 9, 2015.



STATE OF WASHINGTON
County of King


BARBARA MINER
King County Superior Court Clerk

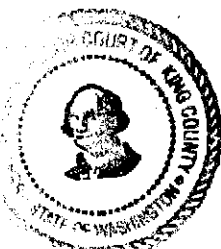
By:  , Deputy Clerk
T. Brown

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date

JUL 09 2015

BARBARA MINER, Superior Court Clerk

By:  , Deputy Clerk



• NOT OFFICIAL WITHOUT SEAL •

T. BROWN