Jones Butler Dolan, PS P O Box 2784 Mount Vernon, WA 98273 360-336-2939



Skagit County Auditor

\$76.00

8/31/2016 Page

1 of

4 11:38AM

CHICAGO TITLE

PERSONAL REPRESENTATIVE'S DEED

GRANTOR:

Estate of James W. Nickerson, by

Linda Lee Dixon, Personal Representative.

GRANTEE:

James Hall and Anissa Hall, husband and wife.

ADDRESS:

21759 Sterling Drive

Sedro-Woolley, WA 98284

LEGAL DESCRIPTION:

Lot 12 "METCALF'S ADDITION" as per plat recorded in

Volume 7 of Plats, page 41, records of Skagit County, State

of Washington.

PARCEL NUMBER:

P67429

SUBJECT TO:

Easements, restrictions and reservations of record.

REFERENCE:

201205150014

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2016 3854

AUG 3 1 2016

Amount Paid \$ 3298
Skagit Co. Treasurer
By hum Deputy

Personal Representative's Deed - Page 1 of 3

- 1. **Grantor.** Linda Lee Dixon, as the duly appointed, qualified, and acting Personal Representative of the Estate of James W. Nickerson, deceased.
- 2. **Grantee.** James Hall and Anissa Hall, husband and wife, as their community property.
- 3. Decedent's Estate. James W. Nickerson died testate on May 1, 2016. Grantor was appointed as Personal Representative of the Estate of James W. Nickerson in the State of Washington, Superior Court for Skagit County, No 16-4-00241-2, on June 15, 2016. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision.
- 4. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described above, located in Skagit County, Washington.
- 5. Consideration. This conveyance is made in consideration of the bequest in the Last Will & Testament of James W. Nickerson.
- 6. Conveyance. Grantor, as Personal Representative of the estate of James W. Nickerson, conveys, grants and quitclaims to James Hall and Anissa Hall, husband and wife, as their community property, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at her death.
- 7. Limitations of Covenants. Grantor expressly limits the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record.

DATED: This **30** day of August, 2016.

ESTATE OF JAMES W. NICKERSON

LINDA LEE DIXON

Personal Representative's Deed - Page 2 of 3

Personal Representative

STATE OF WASHINGTON

SXONIX (2) ss

COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that Linda Lee Dixon is the person who appeared before me, and she acknowledged that she was authorized to execute this instrument as Personal Representative of the Estate of Mildred F. Everest, and stated that she executed this instrument as her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This day of August, 2016.

Notary Public

In and for the State of Washington My appointment expires: \(\(\cup_{\sqrt{0}}\sqrt{7}\)

TARA A. STEWART

NOTARY PUBLIC

STATE OF WASHINGTON

COMPANY OF EXPIRES

NOVE 100 17

Personal Representative's Deed - Page 3 of 3

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY ESTATE OF: CASE NO. 16-4-00241-2 LETTERS TESTAMENTARY Deceased

- 1.1 The last will of JAMES W. NICKERSON late of Skagit County was duly exhibited proven and recorded in this court on JUNE 15, 2016.
- 1.2 In that will LINDA LEE DIXON named personal representative.
- 1.3 The personal representative has qualified.

H. CERTIFICATION

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

DATED JUNE 15, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

| STATE OF WASHINGTON) |) | |
|----------------------|---|----|
| COUNTY OF SKAGIT |) | SS |

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 JUNE 15, 2016.

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

DATED _____ MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY_____Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated

COURT

MAVIS E. BETZ, County Clerk

ebuty Clerk