

After Recording Return to:

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



Skagit County Auditor \$76.00
9/14/2016 Page 1 of 4 10:57AM

DEED OF PERSONAL REPRESENTATIVE

Grantor: Peter W. Sykas, Jr., Personal Representative of
the Estate of Peter W. Sykas, Deceased
Grantee: Barbara C. Sykas
Assessor's Tax Parcel No.: Tax Parcel Nos.: 3772-245-020-0007 / P56402

THE GRANTOR, Peter W. Sykas, Jr., acting in the capacity of Personal Representative of the Estate of Peter W. Sykas, deceased, does hereby convey and quit claim to Barbara C. Sykas, Grantee, as her separate estate, all of the Estate's interest in the following-described real property situated in Skagit County, Washington, together with all after-acquired title:

The East 74.95 feet, as measured along the North line of Lots 16 through 20, Block 245, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 though 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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 Barbara C. Sykas by virtue of her community interest in the property. After recording of this *Deed*, the property will fully vest in Barbara C. Sykas.

Peter W. Sykas died testate on May 9, 2015, and the Grantor above-named is the duly appointed, qualified and acting Personal Representative of the Estate which is Probate No. 16-4-00104-3 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 May 9, 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 23 day of August, 2016.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20160814
SEP 14 2016

Amount Paid \$ 2
Skagit Co. Treasurer

By MB Deputy

Peter W. Sykas, Jr.
Peter W. Sykas, Jr., Personal Representative

STATE OF WASHINGTON)

(ss.

COUNTY OF ISLAND)

I certify that I know or have satisfactory evidence that Peter W. Sykas, 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 Peter W. Sykas, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 23rd day of August, 2016.

Sandee K. Waller

(Signature)

Sandee K. Waller

(Print Name)

NOTARY PUBLIC

My Appointment Expires: 10-04-2016

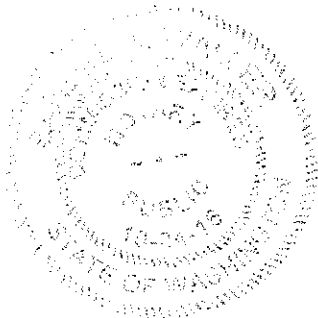


EXHIBIT A

The East 74.95 feet, as measured along the North line of Lots 16 through 20, Block 245, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Nos.: 3772-245-020-0007 / P56402

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 Christon C. Skinner, P.S., 791 SE Barrington Drive, Oak Harbor, Washington, as of this date.

DATED this 16th day of August, 2016.

FILED
DEBRA VAN PELT
ISLAND COUNTY CLERK
2016 MAY 10 PM 4:47

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.: 16-4-00104-3
)
PETER W. SYKAS,) LETTERS TESTAMENTARY
Deceased.)

WHEREAS, the last will of the above named deceased having been proven and recorded in this court on May 9, 2016.

NOW therefore, know all men by these presents: That

PETER W. SYKAS, JR

is hereby appointed and qualified as Personal Representative(s) of said estate, and that we do hereby authorize the above-named to execute said Will according to law.

DATED: May 10, 2016.

DEBRA VAN PELT, Clerk of Superior Court

By *Debra Van Pelt*, Deputy

State of Washington
County of Island
I, Debra Van Pelt, Clerk of Island County and court
Clerk of the Superior Court, do hereby certify that the instrument
is a true and correct copy of the original now on file in my office.
Said Letters are now in full force and effect.
IN TESTIMONY WHEREOF, I have hereunto set my hand
and official seal this 10th day of May, 2016
DEBRA VAN PELT
By *Debra Van Pelt*
Deputy
Covington, Washington

1019

QMM