



201609270038

Skagit County Auditor

\$75.00

9/27/2016 Page

1 of

3 10:47AM

When recorded return to:

Craig Sjostrom
1204 Cleveland Ave.
Mount Vernon, Washington 98273

PERSONAL REPRESENTATIVE'S DEED**Grantors:** Glenna McCargar, Personal Representative of Estate of Rowena Gibbons, 15-4-00398-4**Grantees:** (1) Tommy J. Gibbons
(2) Michael O. GibbonsSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164371

SEP 27 2016

Legal Description: Ptn NW ¼ NE ¼ 31-33N-5EWM**Assessor's Property Tax Parcel or Account No.:** P113546**Reference Nos of Documents Assigned or Released:** N/A

Amount Paid \$ 8
Skagit Co. Treasurer
By mm Deputy

For and in consideration of a distribution under the Will of Rowena Gibbons, filed under Skagit County Probate No. 15-4-00398-4, the above named Grantor, Glenna McCargar, Personal Representative, HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO Tommy J. Gibbons and Michael O. Gibbons, each as their respective separate property if married, and each as to an undivided ½ interest, the following described real property, lying in Skagit County, Wash.:

The Northwest ¼ of the Northeast ¼ of Section 31, Township 33 North, Range 5 East, W.M., lying West of Lake McMurray Lane (aka Lake View Blvd.)

EXCEPT any portion of the abandoned right-of-way of the Northern Pacific Railway Company

AND ALSO EXCEPT County roads.

(Parcel No. P113546)

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

DATED this 2 day of Sept, 2016.

ESTATE OF ROWENA GIBBONS

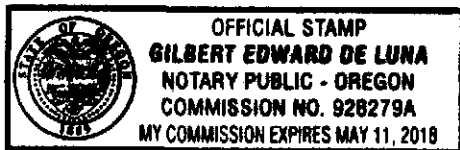
By: Glenna McCargar
Glenna McCargar
Personal Representative

STATE OF OREGON)

COUNTY OF Wood River)

On this day personally appeared before me Glenna McCargar, known to me to be the personal representative of the estate of Rowena Gibbons, and who executed the within and foregoing instrument, and acknowledged that the same was signed as her free and voluntary act and deed, for the uses and purposes herein mentioned.

Given under my hand and seal this 2 day of Sept, 2016.



Gilbert Edward De Luna
Notary Public in and for the
State of Oregon, residing
at Wood River.
My commission expires: May 11, 2018
Name: Gilbert De Luna

NOTE: This document was prepared from information supplied to the preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

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

ESTATE OF:

ROWENA B. GIBBONS

Deceased

CASE NO. 15-4-00398-4

LETTERS TESTAMENTARY

MAVIS E. BETZ, CO. CLERK
Deputy

NOV 18 2015

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 The last will of ROWENA B. GIBBONS late of MULTNOMAH County, State of OREGON was duly exhibited proven and recorded in this court on NOVEMBER 18, 2015.

1.2 In that will GLENNA McCARGAR is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED NOVEMBER 18, 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)

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 NOVEMBER 18, 2015.

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

DATED 9-26-16

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature]

Deputy Clerk

