



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. Gibbons**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164372  
SEP 27 2016

**Legal Description: Ptn NW ¼ NE ¼ 31-33N-5EWM**

**Assessor's Property Tax Parcel or Account No.: P18357**

Amount Paid \$76  
Skagit Co. Treasurer  
By *mdm* Deputy

**Reference Nos of Documents Assigned or Released: N/A**

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.:

That portion of the Northwest ¼ of the Northeast ¼ of Section 31, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at a point of intersection of the North line of the McMurray Road #210 running along the South line of the said Northwest ¼ of the Northeast ¼ and the West line of the East 1/2 of the Southeast ¼ of the said Northwest ¼ of the Northeast ¼;

thence North a distance of 197 feet along the said West line;

thence West parallel with the said McMurray Road a distance of 490 feet, more or less, to the East line of the McMurray East Side Road;  
thence Southeasterly along the East side of the said road to the North line of the McMurray Road #210;  
thence East along the North line of the said road a distance of 395 feet, more or less, to the point of beginning.

EXCEPT that portion described as follows:

Beginning at a point of intersection of the North line of the McMurray Road #210 running along the South line of the said Northwest ¼ of the Northeast ¼ and the West line of the East ½ of the Southeast ¼ of the said Northwest ¼ of the Northeast ¼;

thence North a distance of 197 feet along the said West line;

thence West parallel with the said McMurray Road a distance of 221.12 feet;

thence South parallel to the said West line of the East ½ of the Southeast ¼ of the Northwest ¼ of the Northeast ¼ to the North line of the said McMurray Road #210;

thence East along the North line of the said road a distance of 221.12 feet to the point of beginning.

(Parcel No. P18357)

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 20 day of September, 2016.

ESTATE OF ROWENA GIBBONS

By:   
Glenna McCargar  
Personal Representative

STATE OF OREGON            )  
  : ss  
COUNTY OF HOOD         )

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 20<sup>th</sup> day of September, 2016.



Notary Public in and for the  
State of Oregon, residing  
at Postal Annex, Hood River  
My commission expires: April 28, 2019  
Name: Anik Suprapti

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.

UNOFFICIAL DOCUMENT

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

**NOV 18 2015**

**SKAGIT COUNTY, WASH  
FILED**

**MAVIS E. BETZ, CO. CLERK  
Deputy**

ESTATE OF: )  
 ) CASE NO. 15-4-00398-4  
 )  
 ) ROWENA B. GIBBONS )  
 ) LETTERS TESTAMENTARY )  
 )  
 ) Deceased )

**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

