

Filed for Record at Request of Tom Seguine, Attorney at Law
When Recorded Return To
Thomas E. Seguine, Attorney at Law
1023 South 3rd Street
Mount Vernon WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4911
OCT 28 2016

Amount Paid \$
Skagit Co. Treasurer
By MF Deputy



Skagit County Auditor
10/28/2016 Page

1 of

\$75.00
3 12:17PM

PERSONAL REPRESENTATIVE'S DEED

Grantor: Deborah Kanske, Pers. Rep. of Estate of Doris Tilden Egbert, Skagit County Probate # 15-4-00328-4
Grantee: John D. M. Egbert, a married man, as his separate property
Abbreviated Legal Description: NONE 21-35-3
Parcel No.: P34560, P107527, P34540

- 1. Grantor.** I, Deborah Kanske, am the duly appointed, qualified, and acting Personal Representative of the Estate of Doris Tilden Egbert, Deceased, Skagit County, Washington, Superior Court Probate Case No. 15-4-00328-4.
- 2. Grantee.** The Grantee is John D. M. Egbert, a married person who is to receive this property as his separate property, and as a partial distribution of his share to such estate as an heir to Mrs. Egbert.
- 3. Decedent's Estate.** Decedent Doris Egbert died testate on September 10, 2015. On September 17, 2015, Decedent's Last Will and Testament was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.
- 4. Will Provision.** Article VI of Decedent's Will provides that the residue of Decedent's estate shall pass in equal shares to the children of Doris Tilden Egbert, one of whom is the Grantee, and who has elected, to receive the subject property as partial distribution from said estate.
- 5. Real Property.** Among the assets of the residue of Decedent's estate is the following described real property, located in Skagit County, Washington, currently referenced by the Skagit County Assessor as Parcels P34560, P107527, P34540:

The $\frac{N}{2}\frac{N}{2}\frac{NE}{4}\frac{NE}{4}$ of Section 21, Township 35 North, Range 3 East of the Willamette Meridian, except County road and ditch rights of way.

A tract of land in the $\frac{NE}{4}$ of Section 21, Township 35 North, Range 3 East of the Willamette Meridian described as follows:

Commencing at the Southeast corner of the $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ of said Section; thence South along the East line of said section, 855.7 feet; thence West 1815 feet parallel with the South line of said $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ to Joe Leary Slough; thence Northwesterly along said slough to the South line of the $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$; thence East 2375 feet to the place of beginning, excepting ditch rights of way and county road, and further excepting therefrom a tract of land described as follows:

Commencing at the Southeast corner of the $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ of said section; thence South along the East line of said Section 855.7 feet; thence West parallel to the South line of said $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ to the center line of the County road and the true point of beginning of this description; thence Northwesterly along the center line of said county road a distance of 623 feet; thence East parallel to the South line of said $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ a distance of 230 feet; thence South to a point that is 855.7 feet South of the South line of said $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ and 140 feet East of the true point of beginning; thence West parallel to the South line of said $\frac{N}{2}\frac{N}{2}\frac{NE}{4}$ a distance of 140 feet to the true point of beginning, except county road right of way along the Westerly side thereof and also except a 20 foot roadway along the South line thereof.

Initials ^{N.E.} ABOE

Less and except the following described real property, currently referenced by the Skagit County Assessor as Parcel P13376, said property having been previously conveyed by this Personal Representative to another heir, as part of this same estate:

Commencing at the Northeast corner of Section 21, Township 35 North, Range 3 East W.M.;

Thence South 89-03-13 West along the North line of the Northeast Quarter of Section 21, Township 35 North, Range 3 East W.M. For a distance of 1362.295 feet to the 1/16 corner on said North line;

Thence South 00-52-46 West for a distance 25.01 feet to the South edge of Allen West Road and the TRUE POINT OF BEGINNING of this description.

Thence continuing South 00-52-46 West for a distance 195.80 feet;

Thence North 89-03-13 East parallel with the North line of the Northeast Quarter of Section 21, Township 35 North, Range 3 East W.M. For a distance of 223.00 feet;

Thence North 00-52-46 East for a distance 195.80 feet to the South edge of Allen West Road;

Thence South 89-03-13 West along the South edge of Allen West Road and parallel with the North line of the Northeast Quarter of Section 21; Township 35 North, Range 3 East W.M. for a distance of 223.00 feet to the TRUE POINT OF BEGINNING of this description. Located in the Skagit County, State of Washington,

