



201611100075

Skagit County Auditor \$79.00
11/10/2016 Page 1 of 7 1:11PM

When Recorded Return To
William M. Zingarelli, P.S.
PO Box 356
Stanwood, WA 98292

TYPE OF DOCUMENT:

Personal Representative's Deed

GRANTOR:

DAWN LEE CHAPLIN, Personal Representative
of the ESTATE OF DAVID MORLEY CHAPLIN,
deceased

GRANTEE:

DAWN LEE CHAPLIN, a widow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5112

NOV 10 2016

Amount Paid \$
Skagit Co. Treasurer
By *Wm* Deputy

Abbreviated Legal: PTN SW $\frac{1}{4}$ of SE $\frac{1}{4}$, PTN SE $\frac{1}{4}$ OF SW $\frac{1}{4}$, 31-33-4 E.W.M.

XrefID No: 33043100250001

Parcel No: P17551

PERSONAL REPRESENTATIVE'S DEED

1. Grantor. I, DAWN LEE CHAPLIN, am the duly appointed, qualified, and acting Personal Representative of the Estate of DAVID MORLEY CHAPLIN, deceased, Skagit County, Washington, Superior Court Case No. 16-4-00058-4.

2. Grantee. The Grantee is DAWN LEE CHAPLIN, a widow, as her separate property.

3. Decedent's Estate. Decedent DAVID MORLEY CHAPLIN died testate on January 24, 2016. On February 19, 2016, Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Heirs. DAWN LEE CHAPLIN is Decedent's heir.

5. Real Property. Among the assets of Decedent's estate is the following described real property located in Skagit County, Washington:

See attached Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

XrefID No. 33043100250001

Parcel No: 17551

Commonly known as: 18520 Swanson Lane, Stanwood, Skagit County, Washington 98292.

6. Consideration. This conveyance is made in consideration of Grantees' inheritance per court order.

7. Conveyance. Grantor conveys, grants, and quitclaims to DAWN LEE CHAPLIN, a widow, as her separate property, all of the interest of Decedent's estate in the real property described in this Deed, which interest represents Decedent's interest in the real property at his death.

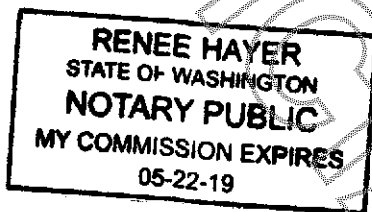
DATED: Nov. 2, 2016

By: *Dawn Lee Chaplin*
DAWN LEE CHAPLIN
Personal Representative of the Estate
of DAVID MORLEY CHAPLIN

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On this day personally appeared before me DAWN LEE CHAPLIN, known or proved to me to be the individual described in and who executed the within and foregoing Personal Representative's Deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on November 2, 2016.



Renee Hayer
NOTARY PUBLIC in and for the
State of Washington
My appointment expires: 5/22/2019.

EXHIBIT "A"

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 189.0 feet North and 24.1 feet East of the South $\frac{1}{4}$ corner of said Section 31, the North and South centerline of said Section bears North $0^{\circ}24'$ West;
thence North $50^{\circ}12'$ West, 351.0 feet;
thence South 39° West, 540 feet to the South line of said Section 31;
thence North $89^{\circ}19'20''$ East 585.5 feet to the South $\frac{1}{4}$ corner of said Section 31;
thence North $7^{\circ}20'$ East 190.6 feet to the point of beginning.

TOGETHER WITH that portion of said Section 31 as conveyed to Robert W. Swanson by Quit Claim Deed dated July 20, 2005, recorded November 21, 2005, under Auditor's File No. 200511210116, records of Skagit County, Washington, more fully described as follows:

Those portions of the property described in Statutory Warranty Deed to William H. Swanson recorded under Auditor's File No. 9312030016, lying Southerly of the following described line:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M.;
thence North $00^{\circ}20'15''$ East along the East line of said subdivision, a distance of 289.17 feet to the initial point of this line description;
thence South $85^{\circ}49'31''$ West, a distance of 200.37 feet;
thence North $49^{\circ}30'03''$ West, a distance of 245.15 feet to the intersection with a line projected North $33^{\circ}04'29''$ East from a point on the South line of said Section 31 which lies North $89^{\circ}56'55''$ West, a distance of 666.67 feet from the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31 and the terminus of this line description.

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities, over and across a strip of land 60 feet in width as granted by instruments recorded February 11, 1982, and February 26, 1982, under Auditor's File Nos. 8202110057 and 8202260049, records of Skagit County, Washington.

EXCEPT that portion of said Section 31 as conveyed to William H. Swanson by Quit Claim Deed dated October 19, 2005, recorded November 21, 2005, under Auditor's File No. 200511210115, records of Skagit County, Washington, more fully described as follows:

That portion of the property described in Statutory Warranty Deed to William H. Swanson recorded under Auditor's File No. 200102070058, lying Northerly of the following described line:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M.;
thence North $00^{\circ}20'15''$ East along the East line of said subdivision, a distance of 289.17 feet to the initial point of this line description;
thence South $85^{\circ}49'31''$ West, a distance of 200.37 feet;
thence North $49^{\circ}30'03''$ West, a distance of 245.15 feet to the intersection with a line projected North $33^{\circ}04'29''$ East from a point on the South line of said Section 31 which lies North $89^{\circ}56'55''$ West, a distance of 666.67 feet from the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 31 and the terminus of this line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission and distribution line, together with right of ingress and egress and subject to covenant against blasting within 300 feet of said line
In Favor Of: Puget Sound Power and Light Company, a corporation
Recorded: January 2, 1931
Auditor's No.: 239953, in Volume 156 of Deeds, page 340
Affects: Portion of the East ½ of the Southwest ¼ and other property

A release of all present and future damages in favor of Drainage District No. 17 of Skagit County, Washington, incurred or to be incurred by reason of the construction, operation, maintenance and reconstruction of a drainage ditch right-of-way and accessories and by reason of overflow therefrom dated February 15, 1936 and recorded March 3, 1936 under Auditor's File No. 276775, in Volume 169 of Deeds, page 61.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: An underground electric transmission and/or distribution system
Area Affected: Exact location not described
Dated: December 4, 1992
Recorded: October 7, 1993
Auditor's No.: 9310070106

COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: November 21, 2005
Auditor's File No.: 200511210115
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

Reserving an easement for ingress, egress and utilities over, under and through a strip of land 20 feet wide lying Southerly of, adjacent to and contiguous with the East 50 feet of the above described line, dated July 20, 2005, recorded November 21, 2005, under Auditor's File No. 200511210116.
(Affects that portion of subject property)

EXHIBIT "B"

TITLE NOTIFICATION, AND THE TERMS AND CONDITIONS THEREOF:

Between: Skagit County
And: Robert W. Swanson
Recorded: April 13, 2004
Auditor's File No.: 200404130007
Regarding:

This parcel lies within an area or within 500 feet of land designated as natural resource land (agricultural, forest or mineral resource land of long-term commercial significance) by Skagit County. A variety of natural resource land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated natural resource lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary natural resource lands operation when performed in compliance with best management practices and local, state and federal law. In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated natural resource lands, you will have setback requirements from designated natural resource lands consistent with SCC 14.16.810.

LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 16, 2005
Auditor's File No.: 200511160005

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

SKAGIT COUNTY, WASH
FILED

MAVIS E. BETZ, CO. CLERK
Deputy

FEB 19 2016

ESTATE OF: DAVID MORLEY CHAPLIN Deceased	CASE NO. 16-4-00058-4 LETTERS TESTAMENTARY
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1.1 The last will of DAVID MORLEY CHAPLIN late of Skagit County was duly exhibited proven and recorded in this court on FEBRUARY 19, 2016.

1.2 In that will DAWN LEE CHAPLIN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED FEBRUARY 19, 2016

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 FEBRUARY 19, 2016..

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

DATED 11-10-16 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature] Deputy Clerk

