



201706090173
 Skagit County Auditor
 6/9/2017 Page

1 of 8 \$80.00
 3:46PM

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20172543
 JUN 09 2017

After Recording, Return To:

Virginia C. Antipola-Utt
 ANTIPOLLO & PAUL LAW FIRM, P.S.
 2825 Colby Avenue, Suite 301
 Everett, WA 98201

Amount Paid \$ 0
 Skagit Co. Treasurer
 By *mdm* Deputy

PERSONAL REPRESENTATIVE'S DEED

Grantor: Rory M. Berger, as Personal Representative of the Estate of Betty Lou Berger

Grantee: Rory M. Berger, as Trustee of the Betty Lou Berger Family Trust FBO Francis Dean Biss, an Irrevocable Testamentary Trust Dated November 2, 2016

Legal Descriptions (abbreviated): PTN W/2, 19-35-06

Assessor's Tax Numbers and Geo Parcel Numbers: 350619-0-017-0003 and P41659; 350619-3-002-0004 and P41664; 350619-0-015-0005 and P41658; 350619-2-002-0006 and P41662; and, 350619-0-004-0107 and P41645.

The undersigned GRANTOR, **RORY M. BERGER**, as the duly appointed, qualified and acting Personal Representative of the Estate of Betty Lou Berger, deceased, in the Snohomish County Superior Court Probate Cause No. 16-4-02023-31 and not in his individual capacity, and as authorized by Order of Solvency entered in the probate to settle the Estate of Betty Lou Berger, deceased, without intervention of court, and as evidenced by the letters testamentary dated November 17, 2016 that were recorded with the Skagit County Auditor on or about June 1, 2017 under Auditor's File Number 20170601000187 and attached hereto as **Exhibit A**, does hereby grant, transfer, bargain, sell, convey and confirm to **RORY M. BERGER**, as **TRUSTEE OF THE BETTY LOU BERGER FAMILY TRUST FBO FRANCIS DEAN BISS, AN IRREVOCABLE TESTAMENTARY TRUST DATED NOVEMBER 2, 2016**, as GRANTEE, ONE HUNDRED PERCENT (100%) of such Decedent's interest in the following described real property commonly known as **30681 Walberg Road, Sedro Woolley, WA 98284** and surrounding adjacent acreage, situated in Skagit County, State of Washington together with all after-acquired title therein:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 6 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF COUNTY ROAD 20 FEET WEST OF THE EAST LINE OF THAT CERTAIN TRACT CONVEYED TO SAM L. SIDEBOTTOM AND DOROTHY SIDEBOTTOM TO PIERRE MANDELL BY DEED DATED MARCH 31, 1961, AND RECORDED ON APRIL 6, 1961, UNDER AUDITOR'S FILE NO. 606114; THENCE NORTH PARALLEL WITH SAID EAST LINE 300 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE COUNTY ROAD 230 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE DESCRIBED TRACT 300 FEET MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

PARCEL B:

GOVERNMENT LOTS 3 AND 4; THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$; EXCEPT THE EAST 15 ACRES THEREOF; AND THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; EXCEPT THE EAST 15 ACRES THEREOF; ALL IN SECTION 19, TOWNSHIP 35 NORTH, RANGE 6 EAST WILLAMETTE MERIDIAN.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES WALBERG ROAD AND THE FOLLOWING TRACTS:

See Additional legal description on **Exhibit B**, which is attached hereto and incorporated herein by reference.

SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to encumbrances of record.

Skagit County Tax Parcel Nos.:

350619-0-017-0003 and Geo Parcel No. P41659

350619-3-002-0004 and Geo Parcel No. P41664

350619-0-015-0005 and Geo Parcel No. P41658

350619-2-002-0006 and Geo Parcel No. P41662

350619-0-004-0107 and Geo Parcel No. P41645



RORY M. BERGER, Personal Representative of
the Estate of Betty Lou Berger

Exhibit A: Letters Testamentary
Exhibit B: Additional Legal Descriptions

On this day personally appeared before me **RORY M. BERGER**, to me known to be the Personal Representative for the Estate of Betty Lou Berger, deceased, who executed the within and foregoing instrument and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

A circular notary seal for Virginia C. Antipolo-Utt, a Notary Public in the State of Washington. The seal features the text "VIRGINIA C. ANTIPOLO-UTT" around the top inner edge and "STATE OF WASHINGTON" around the bottom inner edge. In the center, it reads "COMMISSION EXPIRES", "NOTARY", a small arrow pointing right, "PUBLIC", and "01-07-2021".

PRINTED NAME: Virginia C. Antipolo-Utt
 NOTARY PUBLIC
 in and for the State of Washington.
 My commission expires: 01/07/2021

Exhibit A to Personal Representative's Deed

Letters Testamentary

3205.001

4

PROPERTY LOCATED AT:
30681 WALBERG ROAD AND ADJACENT ACREAGE
SEDRO WOOLLEY, WA 98284

CONFORMED COPY

20170601000187

ANTIPOLLO & PAUL MISC
PAGE-001 OF 002
06/01/2017 09:41

74.00

Return Address

VIRGINIA C. ANTIPOLLO-UTT
ANTIPOLLO & PAUL LAW FIRM, P.S.
2825 COLBY AVENUE, SUITE 301
EVERETT, WA 98201

Document Title(s) (or transactions contained therein):

Letters Testamentary for Personal Representative's Deed

Reference Number(s) of Documents assigned or released:

Snohomish County Superior Court Case No.: 16-4-02023-31

Additional numbers on page _____ of document.

Grantor(s) (Last name first, then first name and initials)

Estate of Betty Lou Berger

Additional names on page _____ of document.

Grantee(s) (Last name first, then first name and initials)

Berger, Rory M.

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, county)

GOLDENER ADLER-HIRSCH CONDOMINIUM PERCENTAGE OF VALUE

1.0147

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number

282260-0780

Property Tax Parcel ID is not yet assigned

Additional parcel numbers on page _____ of document

The Auditor/Recorder will rely on the information provided on the form. The responsibility for the accuracy of the indexing information is that of the document preparer.

16-4-02023-31
LTRTS
Letters Testamentary
010229



FILED

2016 NOV 17 PM 2:49

SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASH

SUPERIOR COURT OF STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH
Estate of

BETTY LOU BERGER

CASE NO. 16-4-02023-31

LETTERS TESTAMENTARY

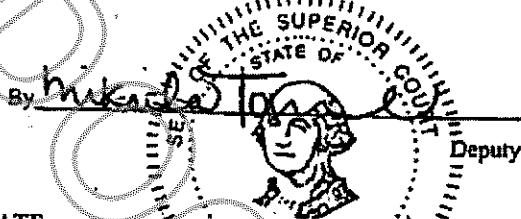
Deceased

(LTRTS)

WHEREAS, the Last Will and First and Second Codicil of the above named deceased having been duly exhibited, proven, and recorded on NOVEMBER 17, 2016 in this said Superior Court; and whereas, it appears in and by said will that RORY M. BERGER is appointed Personal Representative thereon, and, whereas, said Personal Representative has duly qualified, now, therefore, know all persons by these presents, that we do hereby authorize the said Personal Representative to execute said Last Will and First and Second Codicil according to law.

Witness my hand and the seal of said court, dated: 11/17/2016

Sonya Kraski, Clerk of Superior Court



CERTIFICATE

I Sonya Kraski, Clerk of the Snohomish County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above named case and were entered on November 17, 2016

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

Dated: MAY 24 2017

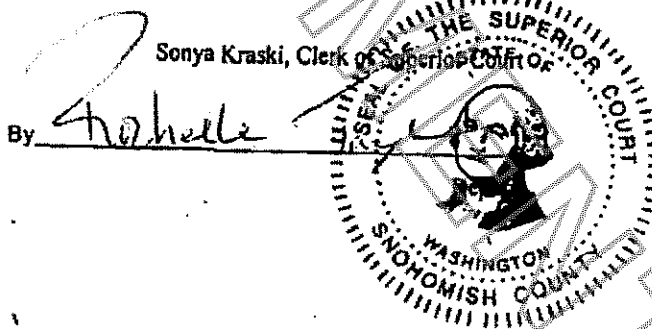


Exhibit B to Personal Representative's Deed

Additional Legal Descriptions

- 1.) BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD 20 FEET WEST OF THE WEST LINE OF THE EAST 15 ACRES OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE NORTH PARALLEL WITH THE SAID WEST LINE, A DISTANCE OF 300 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE COUNTY ROAD, 230 FEET; THENCE SOUTH PARALLEL WITH SAID WEST LINE, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
- 2.) COMMENCING AT A POINT 987.4 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19 ON THE SOUTH BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE NORTHERLY ON A LINE PARALLEL TO THE CENTERLINE OF SAID SECTION 19, A DISTANCE OF 250 FEET; THENCE WESTERLY ON A LINE PARALLEL TO THE SAID SOUTH BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$, A DISTANCE OF 310 FEET; THENCE SOUTHERLY ALONG A LINE PARALLEL TO SAID CENTERLINE OF SAID SECTION 19, A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG SAID SOUTH BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ A DISTANCE OF 310 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING.
- 3.) COMMENCING AT A POINT 987.4 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19 ON THE SOUTH BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE NORTHERLY ON A LINE PARALLEL TO THE CENTERLINE OF SAID SECTION 19, A DISTANCE OF 250 FEET; THENCE EASTERLY ON A LINE PARALLEL TO SAID SOUTH BOUNDARY OF SAID NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 19; THENCE SOUTH PARALLEL WITH SAID WEST LINE TO THE SOUTH BOUNDARY OF SAID NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$; THENCE WEST TO THE POINT OF BEGINNING.
- 4.) THAT PORTION OF GOVERNMENT LOTS 3, 4 AND 5, SECTION 19, TOWNSHIP 35 NORTH, RANGE 6 EAST WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH $0^{\circ} 03' 19''$ West, 988.86 FEET ALONG THE WEST LINE OF SAID SECTION 19 TO AN INTERSECTION WITH THE NORTHERLY

MARGIN OF THE WALBERG ROAD AS DESCRIBED IN DEED TO SKAGIT COUNTY FOR ROAD PURPOSES RECORDED JANUARY 31, 1961, UNDER AUDITOR'S FILE NO. 603631, SAID INTERSECTION BEING THE TRUE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID NORTHERLY MARGIN BEING AN ARC OF A CURVE HAVING A RADIUS OF 603.00 FEET AND AN INITIAL TANGENT BEARING OF NORTH 20° 55' 52" EAST THROUGH A CENTRAL ANGLE OF 70° 19' 12", AN ARC DISTANCE OF 740.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88° 44' 56" EAST, 570.00 FEET ALONG SAID NORTHERLY MARGIN; THENCE NORTH 40° 22' 40" WEST, 99.00 FEET; THENCE NORTH 0° 03' 19" WEST, 1991.2 FEET TO THE CENTERLINE OF AN EXISTING SLOUGH; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF SAID SLOUGH TO AN INTERSECTION WITH SAID WEST LINE OF SECTION 19; THENCE SOUTH 0° 03' 19" EAST, 1157.0 FEET ALONG SAID WEST LINE TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS SAID EASEMENT IS SET FORTH AND RESERVED IN DOCUMENT RECORDED DECEMBER 3, 1986, UNDER AUDITOR'S FILE NO. 8612030065, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, STATE OF WASHINGTON.