



201711200151

Skagit County Auditor

\$78.00

11/20/2017 Page

1 of

5 1:47PM

RETURN TO:
Jill Saxton
7607 Skyline Way
Yakima, WA 98908

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175439
NOV 20 2017

Amount Paid ☒
Skagit Co. Treasurer
By *Mdm* Deputy

PERSONAL REPRESENTATIVE'S DEED

Reference Number(s) of related documents: _____

Grantor(s): Jill Saxton as Personal Representative for the Estate of Margie E. Conard

Grantee(s): Jill Saxton

Abbreviated Legal Description: (0.5300 ac) A PTN OF E1/2 NW1/4 SEC 17 DAF CAAP

1360FT S & 700FT W OF NE COR OF THE NE1/4 OF NW1/4 TH S 50FT TH E 120FT

Assessor's Tax Parcel ID No: 350617-0-173-0005

1. **GRANTOR.** The undersigned, Jill Saxton, is the duly appointed, qualified and acting personal representative of the Estate of Margie E. Conard, deceased.

2. **ESTATE.** Margie E. Conard died on June 23, 2016. On August 22, 2016 Grantor was appointed personal representative of decedent's estate and granted non-intervention powers for the administration of decedent's estate in the State of Washington Superior Court of Yakima County in Cause No. 16-4-00493-39 (the "Probate Proceedings").

3. **NONINTERVENTION POWERS.** By Order entered on August 22, 2016 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL ESTATE.** Included among the property of the Estate of Margie E. Conard, deceased, was the decedent's interest in real property located in Skagit County, Washington, described as follows (the "Described Real Property"):

Legal: A PTN OF E1/2 NW1/4 SEC 17 DAF CAAP 1360FT S & 700FT W OF NE COR OF THE NE1/4 OF NW1/4 TH S 50FT TH E 120FT. See attachments 1 & 2.

Tax Parcel: Assessor's Tax Parcel ID No: 350617-0-173-0005

5. **WILL PROVISION; CONSIDERATION.** The grantee named is decedent's daughter and is entitled to receive the described real property under the laws of intestate succession. This conveyance is made in consideration of the same.

6. **CONVEYANCE.** Grantor hereby conveys and quit claims to Jill Saxton all of the estate's interest, which was the decedent's interest, in the Described Real Property, together with all after acquired title of the Grantor therein.

Dated this 3 day of NOV, 2017.



Jill Saxton
as Personal Representative of the
Estate of Margie E. Conard, Deceased, and not in
her individual capacity

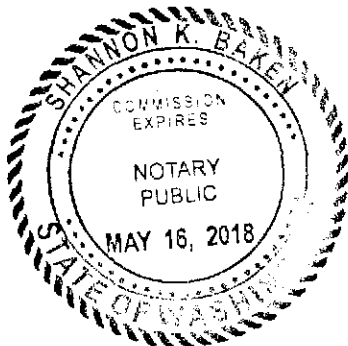
STATE OF WASHINGTON)

) ss

County of Yakima)

On this 3rd day of November, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jill Saxton, to me known to be the person who signed as Personal Representative of the Estate of Margie E. Conard, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Notary Public in and for the
State of Washington, residing
at Yakima My commission expires
5/16/18

UNOFFICIAL DOCUMENT

A non-exclusive easement for ingress, egress and utilities over, under and across the South eight (8) feet of the following described tract:

That portion of the East $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1210 feet South and 700 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 17;
thence South 150 feet;
thence East 120 feet;
thence North 150 feet;
thence West 120 feet to the point of beginning, all lines running parallel with the Government Survey.

Situate in the County of Skagit, State of Washington

" 1 "

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1360 feet South and 700 feet West of the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 17;
thence South 50 feet;
thence East 120 feet;
thence South 40 feet;
thence East 146 feet;
thence North 150 feet, 4 inches;
thence West 146 feet;
thence South 60 feet, 4 inches;
thence West 120 feet to the point of beginning.

EXCEPT any portion thereof lying within that certain tract conveyed to Grady Carpenter in trust and as trustee for Susie Carpenter, a minor, by instrument dated July 8, 1961, and recorded January 29, 1962 under Auditor's File No. 617342.

Situate in the County of Skagit, State of Washington

"2"

16 AUG 22 P1 3.1

SUPERIOR COURT OF WASHINGTON
COUNTY OF YAKIMA

NO. 1640049339

LETTERS TESTAMENTARY

~~Deceased~~

1 SS.

County of Yakima

Law Office of
HOWARD N. SCHWARTZ
413 North Second Street
Yakima, Washington
(T) 509-248-1100
(F) 509-248-2519