

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336/227 Freeway Drive, Suite B
Mount Vernon, WA 98273



Skagit County Auditor
1/9/2018 Page

1 of

\$77.00

4 2:17PM

PERSONAL REPRESENTATIVE'S DEED

GRANTORS: **GEORGE J. THEODORATUS**, a single man, individually, and
GEORGE J. THEODORATUS, as Personal Representative for
the Estate of Lois M. Theodoratus, Deceased

GRANTEE: **GEORGE J. THEODORATUS**, Trustee of the Lois M.
Theodoratus Bypass Trust uwd 12/10/2009

Legal Description;
Abbreviated Form: Ptn SE ¼ NE ¼ & Ptn E ½ SE ¼, 13-35-8 E W.M.

Additional on Page: Exhibit A

Assessor's Tax Parcel No: 350813-4-002-0006; P43882
350813-4-004-0004; P43885
350813-1-009-0005; P43868
350813-1-010-0002; P43869

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018/08
JAN 09 2018

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

THE GRANTORS, **GEORGE J. THEODORATUS**, a single man, individually, and **GEORGE J. THEODORATUS** in his capacity as the duly appointed, qualified, and acting **Personal Representative** for the **Estate of LOIS M. THEODORATUS, Deceased**, under Skagit County Superior Court Cause No. 16 4 00452 1, in distribution of said estate, hereby convey and quitclaim to **GEORGE J. THEODORATUS, Trustee of the LOIS M. THEODORATUS BYPASS TRUST uwd 12/10/2009**, as GRANTEE, that certain real property, which was the community property of **GEORGE J. THEODORATUS** (the "surviving spouse") and **LOIS M. THEODORATUS** (the "decedent") at the time of death of the decedent, together with all after-acquired title therein, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed, all right, title, and interest in the above-described property, both the surviving spouse's one-half community interest and the decedent's one-half community interest, shall vest in **GEORGE J. THEODORATUS** as Trustee of the **LOIS M. THEODORATUS BYPASS TRUST** uwd 12/10/2009.

DATED: January 3, 2018.

Estate of **LOIS M. THEODORATUS, Deceased**

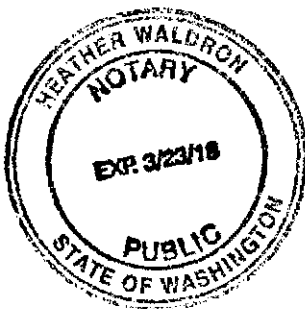
By: *George J. Theodoratus*
GEORGE J. THEODORATUS,
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **GEORGE J. THEODORATUS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the **Personal Representative** of the **Estate of LOIS M. THEODORATUS, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of January, 2018.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

EXHIBIT A
(Legal Description)

Parcel A

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East, W.M., lying Northerly of Lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County on May 17, 1931, Cause No. 13685,

EXCEPT that portion described as follows:

Beginning at the intersection of the Northerly line of the Lateral Highway No. 3, as condemned by decree entered in the Superior Court general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$;

Thence North along said parallel line 200 feet;

Thence East 200 feet to the East line of said Southeast $\frac{1}{4}$;

Thence South along said East line to the Northerly line of said Highway;

Thence Westerly along said Northerly line to the point of beginning;

EXCEPT THAT PORTION THEREOF LYING Westerly of the fence as shown on that certain Survey, recorded January 24, 2002, under Auditor's File No. 200201240246 which was Quieted in favor of Schuyler Brown, et ux, in Judgment entered June 7, 2007, in Skagit County Superior Court Cause No. 04-2-01219-1.

Situate in the County of Skagit, State of Washington.

Parcel B

That portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 35 North, Range 8 East, W.M., lying Northerly of Lateral Highway No. 3, as condemned by decree entered in the Superior Court for Skagit County on May 17, 1931, Cause No. 13685,

EXCEPT that portion described as follows:

Beginning at the intersection of the Northerly line of the Lateral Highway No. 3, as condemned by decree entered in the Superior Court general Easterly and Westerly direction through said subdivision and a line which is parallel with and distant when measured at right angles, 200 feet West of the East line of said Southeast $\frac{1}{4}$;

Thence North along said parallel line 200 feet;

Thence East 200 feet to the East line of said Southeast $\frac{1}{4}$;

Thence South along said East line to the Northerly line of said Highway;

Thence Westerly along said Northerly line to the point of beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH THAT CERTAIN 1969 LAMPLIGHTER 48X12 MANUFACTURED HOME SERIAL #10094

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

ESTATE OF: LOIS M THEODORATUS Deceased	CASE NO. 16-4-00452-1 LETTERS TESTAMENTARY
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2016 DEC 29 PM 3:39

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

1.1 The last will of LOIS M THEODORATUS late of Skagit County was duly exhibited, proven and recorded in this court on December 29, 2016.

1.2 In that will GEORGE J THEODORATUS named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT **GEORGE J THEODORATUS** is authorized by this court to execute the will of the above decedent according to law.

DATED December 29, 2016

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Linda B. Petrzelka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS E. 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 December 29, 2016.

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

DATED 1-9-18 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *[Signature]* Deputy Clerk

