

**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 5 2:17PM \$76.00

**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**, a single man

Legal Description;  
Abbreviated Form:

- 1) Ptn NE ¼ NE ¼ S17 T35N R7E WM;
- 2) Lots 1 – 10, Block 2, Grassmere Addition to Concrete
- 3) Lots 11 – 20, Block 2, Grassmere Addition to Concrete
- 4) Block 4, Grassmere
- 5) Ptn S ½ Gvt Lot 7 S26 T36N R8E WM
- 6) Ptn S ½ Gvt Lot 7 S26 T36N R8E WM
- 7) Ptn Gvt Lot 3 S26 T36N R8E WM

Additional on Page: Exhibit A

Assessor's Tax Parcel No: 350717-1-002-0009; P42892  
4065-002-010-0008; P70936  
4065-002-020-0006; P70937  
4065-004-000-0006; P70940  
360826-0-007-0003; P51627  
360826-0-007-0103; P133595  
360826-0-003-0007; P51624

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018106  
JAN 09 2018

Amount Paid \$ *6*  
Skagit Co. Treasurer  
By *HE* Deputy

THE GRANTOR, **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**, a single man, 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 shall vest in **GEORGE J. THEODORATUS** as his separate estate.

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 3<sup>rd</sup> 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)**

1) Skagit County Assessor's Parcel #350717-1-002-0009; P42892

The Easterly 608 feet of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 7 E. W.M., lying Northerly of the Great Northern Railway right of way; EXCEPT the following described tract:

Beginning at the intersection of the North right of way line of the Great Northern Railway and the East line of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 35 North, Range 7 E. W.M.; thence North 416 feet; thence West 208 feet; thence South to the North right of way line of Great Northern Railway; thence Easterly along said right of way to the point of beginning.

2) Skagit County Assessor's Parcel #4065-002-010-0008; P70936

All of Lots 1 through 10, Block 2, Grassmere Addition to Concrete, according to the recorded plat thereof recorded in Volume 3 at page 67, lying southerly of that right of way line drawn parallel with and 75 feet southerly when measured at right angles from the survey line of State Highway Route #20, Concrete vicinity, according to the plan thereof now of record and on file in the office of Secretary of Transportation at Olympia, Washington bearing date of approval March 8, 1955.

3) Skagit County Assessor's Parcel #4065-002-020-0006; P70937

Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 2, Grassmere Addition to Concrete, Washington.

4) Skagit County Assessor's Parcel #4065-004-000-0006; P70940

Block 4, "GRASSMERE," as per plat recorded in Volume 3 of Plats, page 67, records of Skagit County, Washington;

EXCEPT the South 115 feet thereof;

TOGETHER WITH that portion of vacated Third Avenue West, as vacated by Town of Concrete Ordinance No. 313 lying Northerly of a line drawn 115 feet North of the North line of Pine Street, and South of the South line of Fir Street, "GRASSMERE," as per plat recorded in Volume 3 of Plats, page 67, records of Skagit County, Washington;

EXCEPT the South 115 feet thereof.

5) Skagit County Assessor's Parcel #360826-0-007-0003; P51627

The West 200 feet of the South Half of Government Lot 7 lying Northerly of the U.S.G.S. 440 foot contour line within Section 26, Township 36 North, Range 8 East of the W.M. EXCEPT the North 200 feet of said Government Lot 7 and EXCEPT any portion thereof lying within those certain strips conveyed to Skagit County for road purposes by deeds dated February 13, 1895, October 2, 1894, and October 31, 1914, and recorded in Volume 30 of Deeds, page 395, Volume 32 of Deeds, page 15, and Volume 98 of Deeds, page 129.

6) Skagit County Assessor's Parcel #360826-0-007-0103; P133595

The South Half of Government Lot 7 lying Westerly of the U.S.G.S. 440 foot contour line within Section 26, Township 36 North, Range 8 East of the W.M. EXCEPT the North 200 feet and the West 400 feet of said Government Lot 7 and EXCEPT any portion thereof lying within those certain strips conveyed to Skagit County for road purposes by deeds dated February 13, 1895, October 2, 1894, and October 31, 1914, and recorded in Volume 30 of Deeds, page 395, Volume 32 of Deeds, page 15, and Volume 98 of Deeds, page 129.

7) Skagit County Assessor's Parcel #360826-0-003-0007; P51624

That portion of Government Lot 3 lying Westerly of the U.S.G.S. 440 foot contour line in Section 26, Township 36 North, Range 8 East, W.M., EXCEPT any portion thereof lying within those certain strips conveyed to Skagit County for road purposes by deeds dated February 13, 1895, October 2, 1894, and October 31, 1914, and recorded in Volume 30 of Deeds, page 395, Volume 32 of Deeds, page 15, and Volume 98 of Deeds, page 129.

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