



201803160081

When recorded return to:  
Evan O. Thomas III  
Attorney-at-Law  
8936 N. Mercer Way  
Mercer Island, Washington 98040

**Personal Representative's Deed**

**The Grantor**, FRANK M. BUTY, as the duly appointed Personal Representative of the Estate of Frank C. Buty, deceased, which was being probated in the King County Superior Court of Washington under Cause No. 12-4-00400-2 SEA (the "Estate"), in order to settle the Estate without the intervention of any court, hereby grants, conveys, warrants and confirms to **the Grantee**, Frank M. Buty, Kim D. Buty and Steven G. Buty, Co-Trustees of the Frank C. Buty Family Trust, an undivided 25% interest in the following described parcel of undeveloped real estate, situated Skagit County, Washington, together with all after acquired title therein (the "Property"):

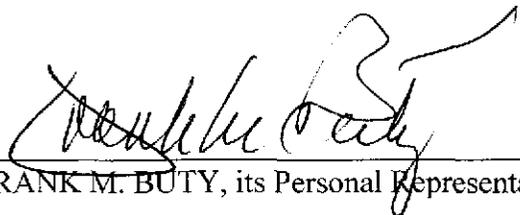
That portion of the West half (1/2) of the Northwest quarter (1/4) of Section 10, Township 34 N., Range 3 E., W. M described on the attached Exhibit A, TOGETHER WITH the three easements described on Exhibit A.

As a result of this conveyance, the undivided interests in the Property are held by the co-tenant owners in the following percentages: 25% by Susan K. Traff, 25% by Samuel B. Traff, 25% by Coralee Stark and Cheryl Norton, co-trustees of the Roy W. H. Johnson Testamentary Trust, and 25% by Frank M. Buty, Kim D. Buty and Steven G. Buty as Co-Trustees of the Frank C. Buty Family Trust.

The Skagit County Assessor's Tax Parcel number for the above described real estate is # P21338 103403-2-002-0108.

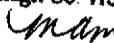
DATED as of the 13<sup>th</sup> day of March 2018.

ESTATE OF FRANK C. BUTY

By:   
FRANK M. BUTY, its Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181027  
MAR 16 2018

Amount Paid \$0  
Skagit Co. Treasurer  
By  Deputy

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF KING )

I certify that I know or have satisfactory evidence that FRANK M. BUTY is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 13, 2018.

Evan O. Thomas III  
EVAN O. THOMAS III  
NOTARY PUBLIC in and for  
the State of Washington  
residing at Mercer Island  
My appointment expires: 7-1-19

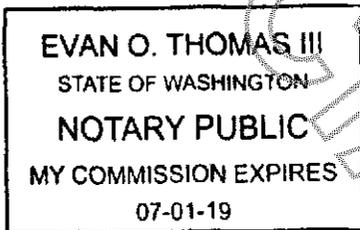


EXHIBIT A

DESCRIPTION:

That portion of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence North  $88^{\circ}56'48''$  West along the North line thereof, a distance of 60.00 feet to the point of beginning of this description; thence South  $0^{\circ}33'15''$  West parallel with the East line of said subdivision, a distance of 1342.52 feet to a point on the South line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 10; thence North  $89^{\circ}31'58''$  West, a distance of 168.78 feet; thence South  $69^{\circ}25'15''$  West, a distance of 1001.22 feet; thence North  $0^{\circ}33'15''$  East, parallel with the West line of said Section 10, a distance of 1713.10 feet to a point on the North line of Section 10, which is 148.06 feet from the Northwest corner of Section 10; thence South  $88^{\circ}56'48''$  East along the North line of Section 10, a distance of 1104.46 feet to the point of beginning.

TOGETHER WITH the following described Easements No. 1, 2 and 3:

Easement No. 1: A non-exclusive easement for road purposes over and across a strip of land 30 feet in width, being 15 feet on each side of a line described as follows:

Beginning at the Southeast corner of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 34 North, Range 3 East, W.M.; thence North  $57^{\circ}19'30''$  West, a distance of 533.50 feet; thence South  $29^{\circ}36''$  West, a distance of 145.20 feet to the true point of beginning of this description; thence continue South  $29^{\circ}36''$  West, a distance of 204.83 feet; thence South  $1^{\circ}32'30''$  East to the point of intersection with the Northerly line of the Great Northern Railway right-of-way and the terminal point of said line.

Easement No. 2: A non-exclusive easement for ingress, egress, and utility purposes over and across a 60 foot strip of land described as follows:

Beginning at the Southwest corner of the above described Tract B; thence North  $0^{\circ}33'15''$  East along the West line of said Tract B, a distance of 60.00 feet; thence North  $89^{\circ}26'45''$  West, a distance of 60.00 feet; thence South  $0^{\circ}33'15''$  West, a distance of 600.08 feet; thence South  $66^{\circ}55'36''$  East, a distance of 185.89 feet; thence 136.94 feet along the arc of a tangent curve to the right having a radius of 120 feet and a central angle of  $65^{\circ}23'05''$ ; thence South  $1^{\circ}32'30''$  East, a distance of 67 feet to the South line of that certain tract of land as conveyed to Warren R. Good and Viola M. Good, husband and wife, by instrument dated July 29, 1965 and recorded August 9, 1965, under Auditor's File No. 670257, records of Skagit County;

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Skagit County Auditor

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DESCRIPTION CONTINUED:

thence North 89°32'40" East along said South line, 60.00 feet;  
thence North 1°32'30" West, a distance of 68.13 feet;  
thence 205.41 feet along a curve to the left with a 180 foot radius  
and a central angle of 65°23'06";  
thence North 66°55'36" West, a distance of 145.82 feet to the South-  
west corner of that certain tract of land as conveyed to Eugene A.  
Pearce by instrument recorded under Auditor's File No. 778342,  
records of Skagit County;  
thence North 0°33'15" East along the West line of said Pearce Tract,  
500 feet to the point of beginning.

Easement No. 3: A non-exclusive easement for road and utility  
purposes over, under and through a 50 foot strip of land described  
as follows:

Beginning at the Northwest corner of Section 10, Township 34 North,  
Range 3 East, W.M.;  
thence South 88°56'48" East along the North line of said Section 10,  
a distance of 148.00 feet;  
thence South 0°33'15" East parallel with the West line of said Section  
10, a distance of 1713.10 feet to the Southwest corner of Tract A,  
described above, and the point of beginning of this description;  
thence South 69°26'15" West along the Southerly line of Tract B, a  
described above, a distance of 158.62 feet;  
thence South 50°24'26" West along the South line of said Tract B, a  
distance of 457.80 feet;  
thence South 89°32'40" West, along the South line of said Tract B,  
a distance of 229.23 feet to the point of curvature of a curve to  
the right having a central angle of 35°17'43" and a radius of 170 feet;  
thence Westerly along said curve a distance of 106.72 feet to the  
point of curvature of a curve to the left having a central angle of  
93°08'49" and a radius of 110 feet;  
thence Westerly along said curve, a distance of 178.83 feet;  
thence South 89°32'40" West, a distance of 15.85 feet to the South-  
west corner of Tract B;  
thence North 0°33'15" East, a distance of 73.01 feet to a point on a  
curve to the right having a central angle of 74°36'20", a radius of  
170 feet, the radius point of which bears South 39°45'58" East;  
thence Easterly along said curve for an arc distance of 221.36 feet  
to the point of curvature of a curve to the left having a central  
angle of 35°17'43" and a radius of 110 feet;  
thence Easterly along said curve, an arc distance of 67.76 feet;  
thence North 89°32'40" East, a distance of 129.70 feet to the point  
of curvature of a curve to the left having a central angle of 39°08'14"  
and a radius of 220 feet;  
thence Easterly along said curve, an arc distance of 130.28 feet;  
thence North 50°24'26" East, a distance of 368.33 feet;  
thence North 69°26'15" East, a distance of 191.85 feet to the West  
line of Tract A, described above;  
thence South 0°33'15" West along the West line of Tract A, a distance  
of 64.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

UNOFFICIAL DOCUMENT

**CERTIFIED COPY**

**FILED**

12 JAN 23 PM 2:49

KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE, WA.

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  FRANK C. BUTY   DECEASED	NO: 12-4-00400-2 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will and codicil of the above named decedent was duly exhibited, proven and filed on January 23, 2012. It appears in and by said will and codicil(s) that: FRANK M. BUTY is named Executor(s) and by order of this court is authorized to execute said will and codicil(s) according to law.

WITNESS my hand and seal of said Court: January 23, 2012.



BARBARA MINER  
King County Superior Court Clerk

By: [Signature], Deputy Clerk  
R. PARKER

STATE OF WASHINGTON )  
County of King )

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date JAN 23 2012.



BARBARA MINER, Superior Court Clerk  
By: [Signature], Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •