



201804260007

Skagit County Auditor \$76.00  
4/26/2018 Page 1 of 3 9:22AM

FILED FOR RECORD AT THE REQUEST OF:

JOSINA LOUISE PEARSON  
Personal Representative of the Estate of Clayton B. James

WHEN RECORDED RETURN TO:

DEWEY W. WEDDLE  
LAW OFFICE OF DEWEY W. WEDDLE, PLLC  
909 7TH STREET  
ANACORTES, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20180426  
APR 26 2018

Amount Paid \$76.00  
Skagit Co. Treasurer  
By *MB* Deputy

**PERSONAL REPRESENTATIVE'S DEED**

**GRANTOR:** JOSINA LOUISE PEARSON, Personal Representative of the Estate of Clayton James

**GRANTEE:** MARGUERITE WILDER, beneficiary of the Estate of Clayton James

**LEGAL DESCRIPTION:** SYNDICATE ADD TO LA CONNER LOTS 3, 4, AND 5 BLK 4

**PARCEL NO.** LOTS 3, 4, AND 5 are a portion of P74262

**SITE ADDRESS:** 1105 4<sup>TH</sup> STREET, LA CONNER, WA 98257

**1. Grantor.** I, JOSINA LOUISE PEARSON, am the duly appointed, qualified, and acting Personal Representative of the Estate of Clayton James, deceased, Skagit County, Washington, Superior Court Case No. 16-4-00392-3.

**2. Grantee.** The Grantee is MARGUERITE WILDER, a beneficiary of the Estate of Clayton James.

**3. Decedent's Estate.** Decedent CLAYTON B. JAMES died testate on October 2, 2016. On November 1, 2016, Decedent's *Will* was admitted to probate and Grantor was appointed

Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

**4. Will Provision.** Decedent's *Will* provided that his friend, MARGUERITE WILDER, would receive a portion of his real property located in the Town of La Conner, Skagit County, Washington, specifically "Lots 3, 4, and 5, Block 4, Syndicate Addition to the Town of La Conner." Decedent's wife, BARBARA S. JAMES, predeceased him.

**5. Real Property.** Lots 3, 4 and 5 are a portion of the following described real property located in Skagit County, Washington:

LEGAL DESCRIPTION: SYNDICATE ADD TO LA CONNER LOTS 1 TO 5 BLK 4

PARCEL NO. P74262

SITE ADDRESS: 1105 4<sup>TH</sup> STREET, LA CONNER, WA 98257

**6. Consideration.** This conveyance is made in consideration of those statutes governing the distribution of property pursuant to the terms of a Last Will and Testament.

**7. Conveyance.** Grantor, in her capacity as Personal Representative and not individually, conveys, grants, and quitclaims to MARGUERITE WILDER, without warranty, all of the interest of Decedent's estate in Lots 3, 4, and 5 of the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at his death.

Dated this 20th day of April 2018

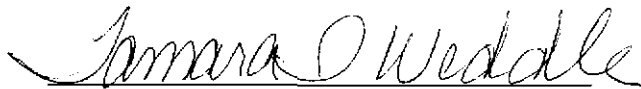
Estate of Clayton B. James, Deceased

By: Josina Louise Pearson  
JOSINA LOUISE PEARSON  
Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT \_\_\_\_\_ )

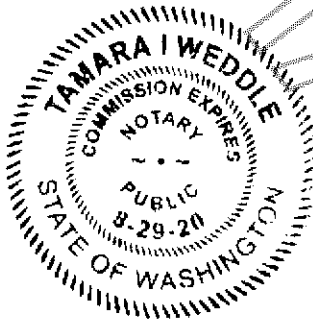
On this 20th day of April 2018 personally appeared before me JOSINA LOUISE PEARSON, known or proved to me to be the individual described in and who executed the within and foregoing *Personal Representative's Deed*, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF,  
I have hereunto set my hand this 20th day of April, 2018.



TAMARA I. WEDDLE

NOTARY PUBLIC in and for the state of  
Washington, residing at Anacortes, WA  
My commission expires: August 29, 2020



UNOFFICIAL DOCUMENT