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Skagit County Auditor

Return Address:
Souders Law Group
913 7th Street
Anacortes, Washington 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2009
MAY 16 2018

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

DOCUMENT TITLE: **PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED**

GRANTOR: **THE ESTATE OF NORMAN A. ALLAN**

GRANTEE: **BARBARA ALLAN**

ABBREVIATED LEGAL DESCRIPTION: SEE BELOW

ASSESSOR'S TAX/PARCEL NUMBERS: P119341 / 4101-097-005-0000;
P73109 / 4101-097-002-0004;
P73111 / 4101-097-007-0009

PERSONAL REPRESENTATIVE'S BARGAIN AND SALE DEED

THE UNDERSIGNED Grantor, Barbara Allan, in her capacity as the duly appointed, qualified and acting Personal Representative of the Estate of Norman S. Allan, deceased, said Estate holding an undivided interest in the below described property, and said Estate being probated under Skagit County Probate Cause Number 17-4-00434-29, and the Grantor acting not in her individual capacity, for and in consideration of distribution under the Will of the decedent as filed in said probate cause, hereby grants, bargains, sells and conveys to Barbara Allan, individually, the following described real estate situate in Skagit County, Washington, together with all after-acquired title of the grantor herein:

Parcel A: P119341

THAT PORTION OF THE PLAT OF "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON" AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGES 113 AND 114, RECORD OF SKAGIT COUNTY, WASHINGTON,

DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF SIXTH STREET OF SAID PLAT OF "MAP OF FIDALGO CITY";

THENCE SOUTH $89^{\circ} 59' 18''$ EAST ALONG THE CENTERLINE OF SIXTH STREET, A DISTANCE OF 164.97 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH $00^{\circ} 00' 42''$ EAST, A DISTANCE OF 245.00 FEET TO THE NORTH LINE OF LOT 11 OF BLOCK 97 OF SAID PLAT;

THENCE NORTH $89^{\circ} 59' 18''$ WEST ALONG THE NORTH LINE OF SAID LOT 11 AND ITS PROJECTION, A DISTANCE OF 74.97 FEET TO THE WEST LINE OF THE EAST 10 FEET OF JEFFERSON AVE;

THENCE NORTH $00^{\circ} 00' 42''$ EAST PARALLEL WITH JEFFERSON AVE, A DISTANCE OF 195.00 FEET TO THE CENTERLINE OF SEVENTH STREET;

THENCE SOUTH $89^{\circ} 59' 18''$ EAST ALONG THE CENTERLINE OF SEVENTH STREET, A DISTANCE OF 124.97 FEET TO THE NORTHERLY PROJECTION OF THE CENTERLINE OF THE ALLEY IN BLOCK 97;

THENCE SOUTH $00^{\circ} 00' 42''$ WEST ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 145.00 FEET TO THE WESTERLY PROJECTION OF THE NORTH LINE OF LOT 3 OF BLOCK 97;

THENCE SOUTH $89^{\circ} 59' 18''$ EAST ALONG SAID NORTH LINE OF LOT 3 AND ITS EASTERLY PROJECTION, A DISTANCE OF 164.97 FEET TO THE CENTERLINE OF LINCOLN AVENUE;

THENCE SOUTH $00^{\circ} 00' 42''$ WEST ALONG THE CENTERLINE OF LINCOLN AVENUE, A DISTANCE OF 150.00 FEET TO THE EASTERLY PROJECTION OF THE SOUTH LINE OF LOT 5 OF BLOCK 97;

THENCE NORTH $89^{\circ} 59' 18''$ WEST ALONG SAID SOUTH LINE OF LOT 5 AND ITS WESTERLY PROJECTION, A DISTANCE OF 164.97 FEET TO THE CENTERLINE OF THE ALLEY IN BLOCK 97;

THENCE SOUTH $00^{\circ} 00' 42''$ WEST ALONG THE CENTERLINE OF SAID ALLEY, A DISTANCE OF 145.00 FEET TO THE CENTERLINE OF SIXTH STREET;

THENCE NORTH $89^{\circ} 59' 18''$ WEST ALONG THE CENTERLINE OF SIXTH STREET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Situate in the County of Skagit, State of Washington

Parcel B:P73109

LOTS 1 AND 2, BLOCK 97, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGES 113 AND 114, RECORD OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE EAST 1/2 OF ABUTTING VACATED ALLEY; AND TOGETHER WITH THE WEST 1/2 OF ABUTTING VACATED LINCOLN AVE.; AND ALSO TOGETHER WITH THE SOUTH 1/2 OF ABUTTING VACATED 7TH STREET LYING WEST OF THE CENTERLINE OF SAID VACATED LINCOLN AVE. AND EAST OF THE CENTERLINE OF SAID VACATED ALLEY.

Situate in the County of Skagit, State of Washington

Parcel C: P73111

LOTS 6 AND 7, BLOCK 97, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," AS PER PLAT RECORDED IN VOLUME 2 OF PLATS AT PAGES 113 AND 114, RECORD OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH THE EAST 1/2 OF ABUTTING VACATED ALLEY; AND TOGETHER WITH THE WEST 1/2 OF ABUTTING VACATED LINCOLN AVE.; AND ALSO TOGETHER WITH THE NORTH 1/2 OF ABUTTING VACATED 6th STREET LYING WEST OF THE CENTERLINE OF SAID VACATED LINCOLN AVE. AND EAST OF THE CENTERLINE OF SAID VACATED ALLEY.

Situate in the County of Skagit, State of Washington

The Grantor expressly limits the covenants of this Personal Representative's Deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other

implication.

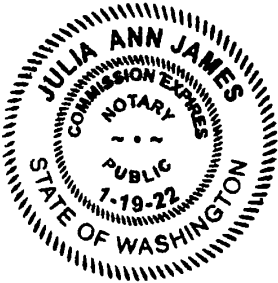
DATED this 10 day of May 2018.

Barbara Allan
Barbara Allan
Personal Representative of the Estate
Of Norman S. Allan, Deceased

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

On this day personally appeared before me Barbara Allan, to me known to be the individual described in and who executed the within and foregoing instrument as the Personal Representative of the Estate of Norman S. Allan, deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes and in the capacity therein mentioned.

Given under my hand and official seal this 10th day of May, 2018.



Julia Ann James
Julia Ann James,
Notary Public in and for the State of
Washington, residing at Mount Vernon.
My appointment expires January 19, 2022

