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Skagit County Auditor

Filed for Record at Request of &
When Recorded Return To
Mark D. Nusz, attorney
404 S. 1st St. Ste. 200A
Mount Vernon, WA 98273

PERSONAL REPRESENTATIVE'S DEED

(Upon Distribution from Intestate Estate of Community Real Property to Decedent's Surviving Spouse)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20180604
JUN 04 2018

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

Grantor: **Irma Jasso de Garcia, as Personal Representative of the Estate of Baltazar Garcia Rodriguez**

Grantee: **Irma Jasso de Garcia**

Abbreviated Legal Descr.: **Lot 118, ROSEWOOD PUD PHASE 2 DIVISION 1**

Parcel No.: **P121138; 4827-000-118-0000**

1. Grantor. I, **Irma Jasso de Garcia**, am the duly appointed, qualified, and acting Personal Representative of the Estate of **Baltazar Garcia Rodriguez**, Deceased, Skagit County, Washington, Superior Court Case No. 17-4-00365-4.

2. Grantee. The Grantee is **Irma Jasso de Garcia**.

3. Decedent's Estate. Decedent **Baltazar Garcia Rodriguez** died intestate on **March 17, 2017**. On **October 13, 2017**, Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Heirs. **Irma Jasso de Garcia** is Decedent's sole heir. An **Agreement Amongst Parties** was filed in the probate proceedings on April 27, 2018, which established the real property described below as the community property of Baltazar Garcia Rodriguez and Irma Jasso de Garcia, husband and wife.

5. Real Property. Among the assets of Decedent's estate is Decedent's one-half community property interest in the following described real property located in Skagit County, Washington:

Lot 118, Block Rosewood PUD Phase 2 Division 1, as recorded December 3, 2003 under Auditor's File No. 200312030041, records of Skagit County, Washington.

More commonly known as: 3124 Arbor St. Mount Vernon, WA 98273.

Assessor's Property Tax Parcel/Account Number: P121138; 4827-000-118-0000.

6. Consideration. This conveyance is made in consideration of **Irma Jasso de Garcia** being Decedent's sole heir.

7. Conveyance of Decedent's Half Interest. Grantor conveys, grants, and quitclaims to **Irma Jasso de Garcia** an undivided one-half interest in 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 one-half interest in the real property at his/her death.

8. Confirmation of Surviving Spouse's Half Interest. Grantor also confirms and quitclaims to **Irma Jasso de Garcia** an undivided one-half interest in the real property described in this Deed, which interest represents the interest of **Irma Jasso de Garcia** as the surviving spouse of Decedent in the community property of Decedent and **Irma Jasso de Garcia** at Decedent's death.

9. Limitation of Covenants. Grantor expressly limits the covenants of this Deed to those expressed herein, and excluded all covenants arising or to arise by statutory or other implication.

DATED: 6/1/2018

Estate of **BALTAZAR GARCIA RODRIGUEZ**,
Deceased

By: *Irma Jasso de Garcia*
Irma Jasso de Garcia, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me **Irma Jasso de Garcia**, 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 he/she signed the same as his/her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: June 1, 2018

Terry H. Schaberg

Signature

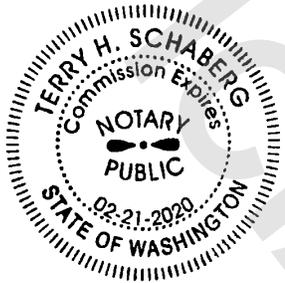
Terry H. Schaberg

Printed Name

NOTARY PUBLIC for Washington

Residing at: Mount Vernon, WA

My appointment expires on: 02/21/2020



UNOFFICIAL DOCUMENT