

AFTER RECORDING RETURN TO:

DEAN P. SHEPHERD, ATTORNEY
P.O. Box 416
EDMONDS, WA 98020-0416



201808280059

08/28/2018 10:25 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

DEED

Reference numbers of related documents: N/A
on page _____ of document

Grantor(s):

1. KEUSS, JUDITH L., as Personal Representative
of the Estate of CHRISTOPHER W. KEUSS, Deceased

Grantee(s):

1. KEUSS, JUDITH L., as Trustee of the CHRISTOPHER W. KEUSS
DISCLAIMER TRUST U/W/D 05/17/10

Legal Description:

PORTION OF THE SW ¼ OF THE SW ¼, SEC. 33, T33N, R4E WM AND
PORTION OF THE SE ¼ OF THE SE ¼, SEC32, T33N, R4E WM. SITUATE
IN SKAGIT COUNTY, WASHINGTON.

1. Additional legal description is on page 4 of document

Assessor's Property Tax Parcel Account Number(s):

330433-3-012-0008 (P17581)
330433-3-012-0206 (P17720)
330432-0-004-0005 (P90029)

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned Grantor, JUDITH L. KEUSS, is the duly appointed, qualified and acting personal representative of the Estate of CHRISTOPHER W. KEUSS, deceased.
2. ESTATE. CHRISTOPHER W. KEUSS died February 24, 2018 and JUDITH L. KEUSS was appointed Personal Representative on March 23, 2018 in the State of Washington Superior Court for Snohomish County in Probate Number 18-4-00556-31.
3. NONINTERVENTION POWERS. By Order Granting Nonintervention Powers and Finding that Estate is Solvent entered on March 23, 2018 in the probate proceedings, Grantor was authorized to settle the estate without further court intervention or supervision.
4. DESCRIBED PROPERTY. Included among the property of the Estate of CHRISTOPHER W. KEUSS, deceased, was the decedent's interest in the real estate described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

TAX PARCEL NO. 330433-3-012-0008 (P17581)
 330433-3-012-0206 (P17720)
 330432-0-004-0005 (P90029)

5. CONVEYANCE. Grantor hereby bargains, sells, and conveys to JUDITH L. KEUSS as trustee of the CHRISTOPHER W. KEUSS DISCLAIMER TRUST U/W/D 05/17/10, decedent's community one-half (1/2) interest in the property at the time of decedent's death.
6. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

DATED: 7-26-18, 2018.

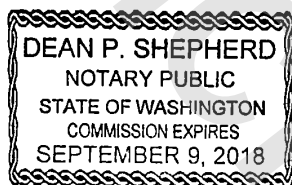
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183790
AUG 28 2018

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

Judith L. Keuss
Judith L. Keuss, as Personal Representative of the
Estate of CHRISTOPHER W. KEUSS, Deceased

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

GIVEN under my hand and official seal this 26th day of July, 2018.





DEAN P. SHEPHERD,
NOTARY PUBLIC in and for the State of Washington,
residing at Edmonds.
My appointment expires: 09/09/18

EXHIBIT "A"

The South Half of the Southwest Quarter of the Southwest Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian;

EXCEPT the South 208 feet of the West 208 feet thereof;

ALSO EXCEPT the road along the South line thereof;

ALSO, that portion of the South Half of the Southeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of said subdivision 208 feet North of the Southeast corner thereof;
thence North to the Northeast corner of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 32;
thence West a distance of 96 feet;
thence South parallel with the East line of said subdivision to a point West of the point of beginning;
thence East to the point of beginning.

EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded April 2, 1963, under Auditor's File No. 634015, records of Skagit County, Washington.

ALL Situated in Skagit County, Washington.
TOGETHER WITH 1973 GLENBROOK MOBILE HOME, 56/14, VIN #S141
- END OF EXHIBIT "A" -