



201812280007

12/28/2018 09:49 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185613

DEC 28 2018

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

After recording mail to:

Stiles Law Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA 98284

Grantor(s): Linda K. Stakkeland, Personal Representative of the
Estate of Thomas Andrew Stakkeland
Grantee(s): Linda Stakkeland, Seth Stakkeland & Samuel Stakkeland
Abbreviated Legal: PTN S 1/2 NW 1/4 S 17, TWN 34 N, R 4 E, WM
Assessor's Tax Parcel #: 340417-2-019-0200 / P123128

PERSONAL REPRESENTATIVE'S DEED

- 1. GRANTOR.** The undersigned Grantor, Linda K. Stakkeland, is the duly appointed, qualified and acting personal representative of the Estate of Thomas Andrew Stakkeland, deceased.
- 2. ESTATE.** Thomas Andrew Stakkeland died on February 14, 2009. On May 22, 2009 the estate was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 09-4-00189-8.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on May 22, 2009 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Thomas Andrew Stakkeland was interest in the real property described as follows:

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SUBDIVISION THAT IS 780 FEET EAST OF SOUTHWEST CORNER THEREOF, SAID POINT BEING 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY COMPANY AND SAID POINT ALSO BEING ON THE EAST LINE OF URBAN AVENUE EXTENDED SOUTH AS CONVEYED TO THE CITY OF MOUNT VERNON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 567036; THENCE NORTH ALONG

A LINE PARALLEL TO AND 10 FEET WEST OF THE EAST LINE OF THE ABANDONED RIGHT OF WAY OF THE BELLINGHAM AND SKAGIT RAILWAY (BEING THE EAST LINE OF URBAN AVENUE) A DISTANCE OF 476.85 FEET TO THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION AND WHICH POINT IS 30.01 FEET NORTH OF, AS MEASURED ALONG SAID EAST LINE OF URBAN AVENUE, THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WILLIAM G. HULBERT, ET UX, BY DEED RECORDED MAY 27, 1978, UNDER AUDITOR'S FILE NO. 876235, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE CONTINUE NORTH ALONG SAID PARALLEL LINE AND THE EAST LINE OF URBAN AVENUE TO THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE EAST ALONG SAID NORTH LINE TO A POINT THAT IS 125 FEET NORTHWESTERLY, MEASURED RADially AND AT RIGHT ANGLES FROM THE CENTERLINE OF THE MAIN TRACK OF THE GREAT NORTHERN RAILWAY COMPANY (NOW BURLINGTON NORTHERN) AS ORIGINALLY LOCATED AND CONSTRUCTED, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO THE GREAT NORTHERN RAILWAY COMPANY BY DEED RECORDED SEPTEMBER 11, 1967, UNDER AUDITOR'S FILE NO. 704195, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE GREAT NORTHERN TRACT, BEING A LINE THAT IS PARALLEL WITH AND 125 FEET NORTHWESTERLY, MEASURED RADially AND AT RIGHT ANGLES FROM THE MAIN TRACK OF THE SAID GREAT NORTHERN RAILWAY RIGHT OF WAY TO A POINT LYING EAST OF THE POINT OF BEGINNING; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND UNDER THE WEST 209 FEET OF THE NORTH 30 FEET OF THE PROPERTY TO THE SOUTH.

5. **CONVEYANCE:** Grantor hereby conveys and quitclaims the Decedent's 5% interest in the above described property, together with all after acquired title of the grantor therein, as follows: to Linda Stakkeland, as her separate property, 2.5% interest, to Seth Stakkeland, as his separate property, 1.25% interest, and to Samuel Stakkeland, as his separate property, 1.25% interest.

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: December 13, 2018.

Linda K. Stakkeland

Linda K. Stakkeland
Personal Representative of the Estate of
Thomas Andrew Stakkeland, deceased, and
not in her individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 13 day of December, 2018, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Linda K. Stakkeland, to me known to be the individual who signed as Personal Representative of the Estate of Thomas Andrew Stakkeland, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.



Julie Ann Huerta
NOTARY PUBLIC in and for the
State of Washington
residing at: Sedro Woolley
My appointment expires: 12-20-22

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

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