

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 NORTHWEST AVENUE
BELLINGHAM, WA 98225

WHEN RECORDED RETURN TO:

ELDER LAW OFFICES OF
MEYERS, NEUBECK & HULFORD, P.S.
2828 NORTHWEST AVENUE
BELLINGHAM, WA 98225

PERSONAL REPRESENTATIVE'S DEED
(Distribution of Real Property from Testate Estate)

Grantor:	GERD LEFFLER, as Personal Representative of the Estate of REGINALD VICTOR LEFFLER
Grantees:	GERD LEFFLER, DAVID ARTHUR LEFFLER, WILLIAM BRYAN LEFFLER, JANET EILEEN REID, NANCY LOUISE DUCCINI, BRIAN LEFFLER, RACHEL LEFFLER, DAVID LEFFLER, JACKIE MUETH, DIONNA MUETH, as tenants in common
Assessor's Parcel No.:	4935-000-027-0000, P126420
Abbreviated Legal:	Lot 27, Montreaux, Phase I. (full legal on Page 2)
Reference Related Auditor File No.	201405060027

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 1149
APR 01 2019
Amount Paid \$0
Skagit Co. Treasurer
By *mlm* Deputy

1. Grantor. I, GERD LEFFLER, am the duly appointed, qualified, and acting Personal Representative of the estate of REGINALD VICTOR LEFFLER (hereinafter "Decedent"), Skagit County, Washington, Superior Court Case No. 19-4-00078-29.

2. Grantees. The Grantees are GERD LEFFLER, DAVID ARTHUR LEFFLER, WILLIAM BRYAN LEFFLER, JANET EILEEN REID, NANCY LOUISE DUCCINI, BRIAN LEFFLER, RACHEL LEFFLER, DAVID LEFFLER, JACKIE MUETH, DIONNA MUETH, beneficiaries of REGINALD VICTOR LEFFLER'S Will.

3. Decedent's Estate. Decedent died on July 2, 2018, with a validly executed Will dated March 26, 2015. In said will, Decedent granted a life estate to his spouse, GERD LEFFLER. On March 7, 2019, Grantor was appointed Personal Representative of Decedent REGINALD VICTOR LEFFLER'S Will and

granted Nonintervention Powers for the administration of Decedent's estate. See attached certified Letters Testamentary.

4. Beneficiaries. GERD LEFFLER, DAVID ARTHUR LEFFLER, WILLIAM BRYAN LEFFLER, JANET EILEEN REID, NANCY LOUISE DUCCINI, BRIAN LEFFLER, RACHEL LEFFLER, DAVID LEFFLER, JACKIE MUETH, and DIONNA MUETH are the beneficiaries of Decedent's estate.

5. Real Property. Among the assets of Decedent's estate is the following described real property, and all improvements thereon, located in Whatcom County, Washington:

LOT 27, "PLAT OF MONTREAU, PHASE 1," AS PER PLATE RECORDED ON JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTS, RESERVATIONS, AGREEMENTS AND EASEMENTS OF RECORD INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN ON SCHEDULE "B-1" OF LAND TITLE COMPANY'S PRELIMINARY COMMITMENT NO. 149059-OE

ALSO SUBJECT TO, HOWEVER, A LIFE ESTATE FOR GERD LEFFLER, WHO SHALL HAVE THE RIGHT TO REMAIN IN THE HOME FOR AS LONG AS SHE DESIRES, WITHOUT RENT. GERD LEFFLER SHALL BE RESPONSIBLE FOR ALL UTILITIES, TAXES, AND INSURANCE ASSOCIATED WITH THE PROPERTY.

6. Consideration. This conveyance is made in consideration of the Grantees being Beneficiaries under the terms of REGINALD VICTOR LEFFLER'S Will.

7. Conveyance. Of Decedent's ½ interest in the subject real property described herein, Grantor conveys, grants, and quitclaims to the beneficiaries in accordance with Section 5.3 of Decedent's will, the following:

- a) GERD LEFFLER (above-described life estate)
- b) DAVID ARTHUR LEFFLER (20%)
- c) WILLIAM BRYAN LEFFLER (20%)
- d) JANET EILEEN REID (20%)
- e) NANCY LOUISE DUCCINI (20%)
- f) BRIAN LEFFLER (4%)
- g) RACHEL LEFFLER (4%)
- h) DAVID LEFFLER (4%)
- i) JACKIE MUETH (4%)
- j) DIONNA MUETH (4%)

who take, subject to the above-described life estate, their respective interest/percentage in the real property, and all improvements thereon, 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, and all improvements thereon at his death.

Dated this 25 day of March, 2019.

Estate of REGINALD VICTOR LEFFLER, Deceased

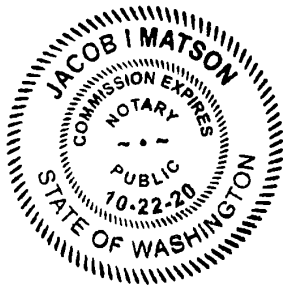
Gerd Leffler

By: GERD LEFFLER,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that GERD LEFFLER is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 25 day of March, 2019.



Jacob I. Matson
(Printed Name of Notary Public)
NOTARY PUBLIC for State of Washington
Residing in: 1700 Urban Ave NW
My appointment expires: 10/22/2020

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**
Skagit County Clerk
Skagit County, WA
03/07/19Estate of REGINALD VICTOR
LEFFLER:

No. 19-4-00078-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of REGINALD VICTOR LEFFLER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 07, 2019.

1.2 In that will GERD LEFFLER is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT GERD LEFFLER is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 7th day of March, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

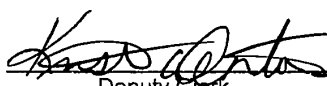
I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on March 07, 2019.

I further certify that these letters are now in full force and effect.

DATED: March 07, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk