



201904120017

04/12/2019 09:44 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

Filed for Record at Request of &
When Recorded Return To
Lombino Martino, P.S.
10009 59th Avenue SW
Lakewood, WA 98499

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 12 95
APR 12 2019

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

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

Grantor: Larry Halford, Personal Representative for the Estate of Vera Sinnott
Grantee: Larry Halford, Trustee for the Trust pursuant to Article V of Decedent's Will
Abbreviated Legal Descr.: BURLINGTON AC TR 35 & 38 DK BEG AT A PT 45' N OF SE COR OF SD LT 35 &
W 218.35FT TPOB TH ALG S SIDE OF CTY RD W 81.47FT
Parcel No.: P62536

Correction of AF# 201902210080

1. Grantor. I, Larry Halford, am the duly appointed, qualified, and acting Personal Representative of the Estate of Vera Sinnott, Deceased, King County, Washington, Superior Court Case No. 18-4-03582-9 KNT.

2. Grantee. The Grantee is Larry Halford, Trustee for the Trust pursuant to Article V of Decedent's Will

3. Decedent's Estate. Decedent Vera Sinnott died testate on October 23, 2017. On June 12, 2018, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Article II of Decedent's *Will* provides that the residue of Decedent's estate shall pass to Larry Halford, Trustee for the Trust pursuant to Article V of Decedent's Will.

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

THAT PORTION OF TRACTS 35 & 38, BURLINGTON ACREAGE PROPERTY AS PER PLAT RECORDED IN VOLUME 1 OF PLATES, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 45 FEET NORTH AND 218.53 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 35 BEING ON THE SOUTH LINE OF FAIRHAVEN AVENUE AND THE TRUE POINT OF BEGINNING; THENCE WEST ALONG SAID SOUTH LINE OF FAIRHAVEN AVENUE A

DISTANCE OF 105.53 FEET; THENCE SOUTH 220.13 FEET; THENCE EAST 17.10 FEET
THENCE NORTH 100 FEET; THENCE ESATE 81.47 FEET; THENCE NORTH 120 FEET
TO THE TRUST POINT OF BEGINNING.

Parcel No. P62536

More commonly known as: 1804 East Fairhaven Avenue, Burlington, WA .

6. Consideration. This conveyance is made in consideration of Decedent's gift in her *Will*.

7. Conveyance. Grantor conveys, grants, and quitclaims to Larry Halford, Trustee for the Trust pursuant to Article V of Decedent's Will all of the interest of Decedent's estate 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 interest in the real property at his/her death.

DATED: March 27, 2019

Estate of Vera Sinnott, Deceased

By:

Larry Halford
Larry Halford, Personal Representative

STATE OF WASHINGTON)

) ss.

COUNTY OF Skagit)

On this day personally appeared before me Larry Halford, 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: March 27 2019



Nadeane M Jantz
Signature

Nadeane M Jantz
Printed Name

NOTARY PUBLIC for Washington

Residing at: ARLINGTON