



201906100179

06/10/2019 04:06 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Return Address:

KANOA S. OSTREM,
Attorney-at-Law
7116 Greenwood Avenue N., #301
Seattle, WA 98103

Document title(s) (or transactions contained therein):

Personal Representative's Quit Claim Deed

Reference number(s) of document assigned or released:

N/A

Grantor(s) [last name, then first name and initial(s)]:

PETSCHL, JOSEPH M., Personal Representative of the Estate of LISA M. PETSCHL,
Deceased.

Grantee(s) [last name, then first name and initial(s)]:

PETSCHL, JOSEPH M., an unmarried man

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

LAKE CAVANAUGH SUB DIV 2 LOT 71 BLK 1; AND
LAKE CAVANAUGH SUB DIV 2 LOT 39 BLK 3

Assessor's property tax parcel/account number(s):

Skagit County Parcel Nos. P66549 and P66691

After recording, return to:

KANOA S. OSTREM,
Attorney-at-Law
7116 Greenwood Avenue N., #301
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2223
JUN 10 2019

Amount Paid \$ 6
Skagit Co. Treasurer
By *mdm* Deputy

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

1. GRANTOR. The undersigned Grantor, JOSEPH M. PETSCHL, is the surviving spouse and the duly appointed, qualified and acting Personal Representative of the Estate of LISA M. PETSCHL, Deceased.

1. ESTATE. LISA M. PETSCHL ("Decedent") died April 14, 2018 and JOSEPH M. PETSCHL was appointed Personal Representative on June 18, 2018 in the State of Washington Superior Court for King County in Cause No. 18-4-03157-2 SEA ("probate proceedings").

2. NONINTERVENTION POWERS. By Order of Solvency entered on June 18, 2018 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

3. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of LISA M. PETSCHL, Deceased, was community real property described as follows (the "Described Community Property"):

Skagit County Parcel Nos. P66549 and P66691

LOT 71, BLOCK 1 AND LOT 39, BLOCK 3, LAKE CAVANAUGH
SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: THIS CONVEYANCE IS SUBJECT TO COVENANTS
CONDITIONS, RESTRICTIONS AND EASEMENTS, IF ANY, AFFECTING
TITLE, WHICH MAY APPEAR IN THE PUBLIC RECORD, INCLUDING
THOSE SHOWN ON ANY RECORDED PLAT OR SURVEY.

Commonly known as 34257 and 34252 South Shore Drive, Mount Vernon, WA
98274.

one-half interest in the Described Community Property, which interest represents the surviving spouse's one-half interest in the property, which was the community property of JOSEPH M. PETSCHL and LISA M. PETSCHL at the time of the death of LISA M. PETSCHL.

5. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and quit claims to Grantee, JOSEPH M. PETSCHL, an unmarried man, an undivided one-half interest in the Described Community Property, which interest represents the Decedent's one-half 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 other implication.

DATED: May 29, 2019.

Joseph M. Petschl
JOSEPH M. PETSCHL, Personal Representative of
the Estate of LISA M. PETSCHL, Deceased

STATE OF WASHINGTON)
COUNTY OF Snohomish) ss.

I certify that I know or have satisfactory evidence that JOSEPH M. PETSCHL signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of LISA M. PETSCHL, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: May 29, 2019.

(SEAL)



Maria Stevenson
Printed name: Maria Stevenson
Notary Public in and for the State of Washington,
residing at Edmonds, Wa
My appointment expires 7/4/2019