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09/27/2019 12:07 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Filed for Record at Request of &
When Recorded Return To;
Joel Dean Zediker
12714 Markwood Rd.
Burlington, WA 98233

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

Grantor: Joel Dean Zediker as Personal Representative of the Estate of George Zediker, deceased

Grantees: Laura Lee Zediker and Amy Lynn Downen, jointly, as the separate property of each.

Legal Description:

Tract 7, "CUMMINGS SECOND ADDITION, SKAGIT COUNTY, WASHINGTON: as per plat recorded in Volume 7 of Plats, page 99, records of Skagit County, Washington.

Abbreviated Legal Description:

Parcel No.: P64724

1. Grantor. I, Joel Dean Zediker am the duly appointed, qualified, and acting Personal Representative of the Estate of George Zediker, deceased, Skagit County, Washington, Superior Court Case No 19-4-00318-29.

2. Grantees. The Grantees are Laura Lee Zediker and Amy Lynn Downen, jointly, as the separate property of each.

3. Decedent's Estate. Decedent George D. Zediker died testate on August 05, 2019. At the time of his death, decedent was a widower. His wife, Ramona Josephine Zediker had predeceased him. She died testate on November 02, 2011 naming her husband as beneficiary of her estate. (The Zediker's had also previously entered into a *Community Property Agreement* on October 05, 1967 providing that upon the death of either party title to all community property shall immediately vest in fee simple in the survivor of them). On September 24, 2019 Decedent George D. Zediker's *Will* was admitted to probate and Grantor Joel Dean Zediker was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. Article SEVENTH, paragraph R. of Decedent's *Will* provides the "home located at 1109 Myrtle Drive, Burlington, Washington", is to be sold and the proceeds divided between decedent's daughters Laura Lee Zediker and Amy Lynn Downen.

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

Legal Description:

Tract 7, "CUMMINGS SECOND ADDITION, SKAGIT COUNTY, WASHINGTON: as per plat recorded in Volume 7 of Plats, page 99, records of Skagit County, Washington.

Parcel No. P64724

More commonly known as:

18385 Myrtle Drive, Burlington, WA 98233 (Formerly known as: 1109 Myrtle, Burlington, WA 98233).

Assessor's Property Tax Parcel/Account Number: P64724

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

7. Conveyance. Grantor conveys, grants, and quitclaims to the Grantees Laura Lee Zediker and Amy Lynn Downen, jointly, as the separate property of each, 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 death.

DATED: 9-27-19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20194199
SEP 27 2019

Amount Paid \$ 6
Skagit Co. Treasurer
By HB Deputy

Estate of George D. Zediker, Deceased

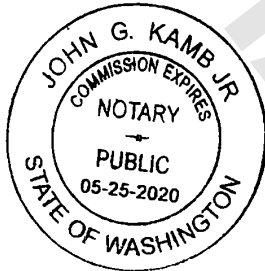
By:


Joel Dean Zediker
Joel Dean Zediker,
Personal Representative

STATE OF WASHINGTON)
) §
COUNTY OF SKAGIT)

On this day personally appeared before me Joel Dean Zediker, 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 this 27 day of September,
2019




John G. Kamb, Jr.,
NOTARY PUBLIC for the State of
Washington
residing at Mount Vernon, Washington. My
commission expires May 25, 2020