

After recording, return to:
Felicia Value, Attorney at Law
P.O. Box 578
La Conner, WA 98257



201909300145

09/30/2019 10:41 AM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20194234
SEP 30 2019

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

PERSONAL REPRESENTATIVE'S DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record.

Grantor: Henry Martin Schroder III and Angela Watson, as co-Personal Representatives of the Estate of Janice L. Schroder, Deceased.

Grantees: Mary Monroe, a married woman as her separate property;
Sarah Von Hippel, a married woman as her separate property; and
Angela Watson, an unmarried woman.

Assessor's Tax/Parcel Number: 360225-0-009-0008 / P46962

Abbrev. Legal Description: Ptn. of Gov. Lot 2, 25-36-2 E W.M. (2/3 undivided interest)
Full legal description on Pages 2 and 4-6.

GRANTOR: Henry Martin Schroder III and Angela Watson, as the duly appointed, qualified and acting co-personal representatives of the estate of Janice L. Schroder, deceased, under Skagit County Superior Court Cause #17-4-00465-29, and not in their individual capacities, do grant, bargain, convey and confirm to:

GRANTEEES: Mary Monroe, a married woman as her separate property; Sarah Von Hippel, a married woman as her separate property; and Angela Watson, an unmarried woman; as tenants in common.

THE GRANTOR'S TWO THIRDS (2/3) UNDIVIDED INTEREST ONLY in:

THE REAL PROPERTY legally described at Exhibit A hereto, all situated in the County of Skagit, State of Washington, and SUBJECT TO:

Easement for water main purposes, recorded June 23, 1953, under Auditor's File No. 489782; Easement for electric transmission line, dated May 24, 1961, recorded May 31, 1961, under Auditor's File No. 608270; Restrictions and easement contained in deed, dated January 11, 1962, filed September 19, 1962, under Auditor's File No. 626439; Easement for right of way, recorded November 20, 1968, under Auditor's File No. 720560; Any prohibition of or limitation or use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water, Rights and easements of the public for commerce, navigation, recreation and fisheries.

Grantors were appointed Co-Personal Representatives of the estate of Janice L. Schroder, deceased, under Skagit County Superior Court Cause #17-4-00465-29. By Order of the Superior Court dated January 18, 2018, Grantors were authorized to settle the estate without further court intervention or supervision. Included among the property of the estate of decedent was decedent's interest in the real property legally described herein. Decedent died on September 24, 2017, the real property was part of her estate, and this conveyance is made in consideration of distribution of decedent's estate as directed in her Last Will and Testament, and for no other consideration.

Grantors hereby grant and convey, without warranty except as to persons lawfully claiming, or to claim, by through or under said estate, all right, title and interest the estate holds in and to the above-described real property, and improvements which are a part thereof, together with all after-acquired title of the estate therein, to Mary Monroe, a married woman as her separate property; Sarah Von Hippel, a married woman as her separate property; and Angela Watson, an unmarried woman; as tenants in common.

Dated this 24 day of September, 2019.

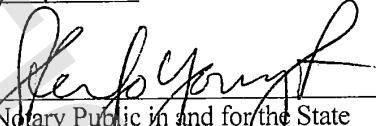
Henry Martin Schroder III
Henry Martin Schroder III, Co-Personal Representative
Estate of Janice L. Schroder, Deceased

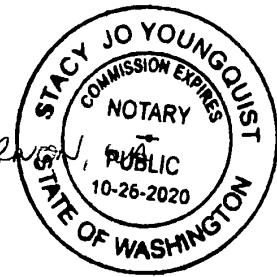
Angela Watson
Angela Watson, Co-Personal Representative
Estate of Janice L. Schroder, Deceased

STATE OF WASHINGTON)
: ss
County of Skagit)

I certify that I know or have satisfactory evidence that Henry Martin Schroder III is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as Co-Personal Representative of the Estate of Janice L. Schroder, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/19

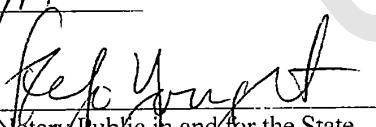

Notary Public in and for the State
of Washington, residing at MOUNT VERNON
My Commission Expires: 10/26/20



STATE OF WASHINGTON)
: ss
County of Skagit)

I certify that I know or have satisfactory evidence that Angela Watson is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as Co-Personal Representative of the Estate of Janice L. Schroder, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/26/19


Notary Public in and for the State
of Washington, residing at MOUNT VERNON
My Commission Expires: 10/26/20

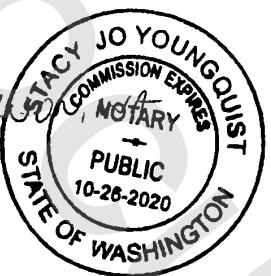


EXHIBIT A

PARCEL "A":

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 349.8 feet; thence South 33 feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning,

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M. conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.; thence Easterly along the meander line 219.05 feet; thence South 33.56 feet to the true point of beginning; thence South 430 feet, more or less, to the County road; thence West 20 feet;

thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meander corner on the West Section line of said Section;
thence North 88°07'33" East along the meander line, 219.05 feet,
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter Tract;
thence West along the South line of said Billeter Tract 15 feet;
thence South 0°02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as Blue Heron Road;
thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;
thence North 0°02' East 144.20 feet;
thence North 25°10'42" East 35.37 feet;
thence North 0°02' East, 83.00 feet, to the South line of said Metzker tract;
thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion lying within the boundaries of the above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 132 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "F"

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

17-4-00465-29
LRTTS 10
Letters Testamentary
2431763



SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of JANICE L SCHRODER:

DECEASED.

No. 17-4-00465-29

FILED
Skagit County Clerk
Skagit County, WA
01/18/18

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JANICE L SCHRODER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on JANUARY 18, 2018.
- 1.2 In that will HENRY MARTIN SCHRODER III & ANGELA WATSON are named personal representative.
- 1.3 The personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT HENRY MARTIN SCHRODER III & ANGELA WATSON are authorized by this court to execute the will of the above decedent according to law.

DATED on this the 18th day of January, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

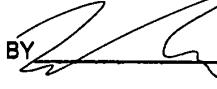
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

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 January 18, 2018.

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

DATED: SEP 18 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

