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01/13/2020 10:39 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

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1802 Grove Street
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/1/13
JAN 13 2020

Amount Paid \$
Skagit Co. Treasurer
By *MM* Deputy

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR; NONINTERVENTION POWERS. The undersigned Grantor, AMANDA N. COPE, is the duly appointed, qualified and acting Personal Representative of the Estate of Michael A. Johnson (the "Estate"), who died on July 4, 2019. Grantor was appointed Personal Representative of the Estate on July 25, 2019, in the Superior Court of the State of Washington for Snohomish County, Cause No. 19-4-01363-31 (the "Probate Proceedings"). By Order of Solvency entered on July 25, 2019, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

2. GRANTEE. AMANDA N. COPE.

3. DESCRIBED PROPERTY. Included among the property of the Estate was Michael A. Johnson's interest in the real property described as follows (the "Described Property"), which was property of Michael A. Johnson, as his separate estate, and Irene Jech-Johnson, as to a Life Estate, at the time of the death of Michael A. Johnson.

Tax Parcel Number P29917 / 340436-0-044-0002

PARCEL A:

That portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point on the West line of said Lot 3, 1,000 feet North of the Southwest corner thereof; thence South 71°50' East 615.22 feet to the East line of the H.C. Peters County Road; thence South 17°25'12" West along the East line of said County Road 116 feet to the true point of beginning of this description; thence from said true point of beginning, continue South 17°25'12" West along the East R/W line of said County Road 113.57 feet, more or less, to the North line of that certain tract of land conveyed to James M. Grimes, a widower, by deed dated April 22, 1944, and recorded under A.F. #370960; thence East along the North line of said Grimes tract 250.8 feet, more or less, to the shore line of Big Lake; thence Northerly along said shore line 72.7 feet, more or less, to a point that bears South 78°20'48" East from the true point of beginning; thence North 78°20'48" West 241.8 feet, more or less, to the true point of beginning.

ORIGINAL

PARCEL B:

A tract of land in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point on the East line of the H.C. Peters Road which is 599.88 feet North and 522.18 feet East of the Southwest corner of Lot 3 (the West line of said Lot 3 bears North $1^{\circ}52'50''$ East and the South line of Lot 3 bears North $89^{\circ}59'$ East); thence North $89^{\circ}59'$ East on a line parallel with and 600 feet North of the South line of said Lot 3, 102.80 feet to the true point of beginning for this description, said point being on the North line of a tract conveyed to James M. Grimes, a widower, by deed dated April 22, 1944, and recorded under A.F. #370960; thence North $89^{\circ}59'$ East 148.00 feet; thence South $18^{\circ}53'30''$ West 38.06 feet; thence North $75^{\circ}08'$ West 140.37 feet to the true point of beginning.

PARCEL C:

A tract of land in Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows: Beginning at a point on the West line of said Lot 3, 1,000 feet North of the Southwest corner thereof (the West line of Lot 3 bears North $1^{\circ}52'50''$ East); thence South $71^{\circ}50'$ East 615.22 feet to the East line of the H.C. Peters County Road; thence South $17^{\circ}25'12''$ West along the East line of said road 116.0 feet to the true point of beginning for this description; thence South $78^{\circ}20'48''$ East 241.80 feet; thence North $70^{\circ}25'30''$ West 64.76 feet; thence North $78^{\circ}20'48''$ West 176.77 feet to the East line of above mentioned county road; thence South $17^{\circ}25'12''$ West 8.93 feet to the true point of beginning.

PARCEL D:

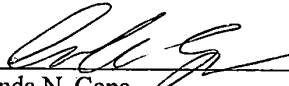
A portion of Government Lot 3, Section 36, Township 34 North, Range 4 East, W.M., described as follows: Commencing at a point which is 599.88 feet North and 552.18 feet East of the Southwest corner of said Lot 3 (the West line of Lot 3 bears North $1^{\circ}52'50''$ East, and the South line of Lot 3 bears North $89^{\circ}59'$ East; thence North $89^{\circ}59'$ East on a line parallel with and 600 feet North of the South line of said Lot 3, a distance of 250.8 feet to the point of beginning of this description; thence South $18^{\circ}53'30''$ West, a distance of 38.06; thence South $75^{\circ}08'$ East, a distance of 20 feet, more or less, to the shore of Big Lake; thence Northwesterly along the shore of Big Lake to a point which bears North $89^{\circ}59'$ East from the point of beginning; thence South $89^{\circ}59'$ West, a distance of 30 feet, more or less, to the point of beginning.

All subject to the life estate of Irene Jech-Johnson and situated in the County of Skagit, State of Washington.

4. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. Grantor hereby bargains, sells and conveys to Amanda N. Cope the interest in the Described Property, which interest represents the Decedent's interest in the Described Property at the time of the Decedent's death.

5. **LIMITATION OF COVENANTS.** Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

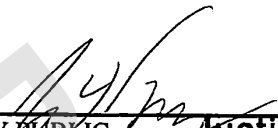
DATED this 13th day of December (month), 2019 (year).


Amanda N. Cope
as Personal Representative of the Estate of
Michael A. Johnson, Deceased, and not in
her individual capacity.

NOTARIAL CERTIFICATE

On this day personally appeared before me Amanda N. Cope, to me known to be the individual described herein and who executed the within and foregoing instrument as Personal Representative of the Estate of Michael A. Johnson, Deceased, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of December (month), 2019 (year).


NOTARY PUBLIC Justin D. Tapp
Residing in: Vice Consul
My Commission expires: U.S. Embassy – Nicosia
COMMISSION INDEFINITE
22CFR92.1

