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04/03/2020 01:33 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor

After Recording Return To:

Paul S. McConnell

1636 Third Avenue.

Marysville, WA 98270

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20201220

APR - 3 2020

Amount Paid \$ 0

Skagit Co. Treasurer

By

Deputy

HB

PERSONAL REPRESENTATIVE'S DEED  
(Special Warranty Deed)

GRANTOR: DOUGLAS LUMSDEN, PERSONAL REPRESENTATIVE OF THE ESTATE  
OF KATHRYN A. JOHNSON

GRANTEES: DIANNE NELSON, a married woman, as her sole and separate estate and  
DOUGLAS LUMSDEN, a married man, as his sole and separate estate, all as Tenants in  
Common

ABBREVIATED LEGAL: Lake Cavanaugh SUB DIV 2 LOT 5 BLK 3, and Lake Cavanaugh  
SUB DIV 3 LOT 7 BLK 3

TAX PARCEL NUMBER: 66661-3938-003-005-0000 and 67004-3939-003-007-0007

1. GRANTOR: NONINTERVENTION POWERS. The undersigned Grantor, DOUGLAS LUMSDEN is the duly appointed, qualified and acting Personal Representative of the Estate of KATHRYN A. JOHNSON (the Estate) who died on September 25, 2013. Grantor/ Personal Representative, DOUGLAS LUMSDEN was appointed in Snohomish County Superior Court under cause number 20-4-00297-31 (the probate proceedings). By Order entered February 19, 2020, in the probate proceedings, the Grantor was authorized to settle the estate without further court intervention or supervision.

2. DESCRIBED PROPERTY. Included among the property of the estate was the decedent's one hundred percent (100%) interest in the real property described as follows:

Lot 5 of Block 3, Lake Cavanaugh Subdivision No. 2  
Lot 7 of Block 3, Lake Cavanaugh Subdivision No. 3,  
together with all after acquired title of the grantor therein

Situate in the County of Skagit, State of Washington.  
SUBJECT TO ALL MATTERS OF RECORD.  
SKAGIT COUNTY, WASHINGTON.

*(The legal description was obtained from a previously recorded instrument)*

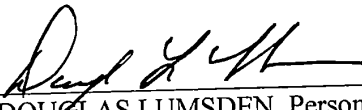
3. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. Grantor hereby bargains, sells and conveys to DIANNE NELSON, a married woman, as her sole and separate estate and DOUGLAS LUMSDEN, a married man, as his sole and separate estate, all as Tenants in Common, the above-described property.

4. LIMITATIONS 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: 3-16, 2020.

ESTATE OF KATHRYN A. JOHNSON

BY:

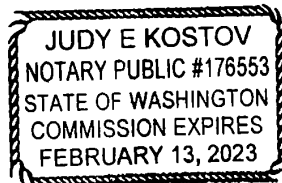


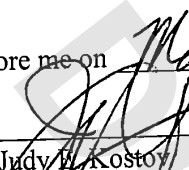
DOUGLAS LUMSDEN, Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that DOUGLAS LUMSDEN signed this instrument as personal representative of the Estate of KATHRYN A. JOHNSON deceased and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

SUBSCRIBED AND SWORN to before me on March 16, 2020.



  
Judy E Kostov  
Notary Public in and for the State of Washington,  
Residing in Monroe.  
My appointment expires; 2.13.2023