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Stephen C. Schutt  
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**202106280178**  
06/28/2021 03:42 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

PERSONAL REPRESENTATIVE DEED

Reference # (If applicable):

Grantor(s) (Seller): KAREN L. MCCORD, Personal Representative of the Estate of SHELTON JAMES TALBERT-RUIZ, Deceased, Skagit County Case No. 21-4-00202-29

Grantee(s) (Purchaser): KAREN L. MCCORD, a single woman

Legal Description (abbreviated): PTN N1/2 SE1/4, SECTION 13, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M. AKA TR D S/P 27-80 AF#8006160027, records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account No. P19359/340113-4-009-0502

PERSONAL REPRESENTATIVE DEED

The undersigned Grantor(s), KAREN L. MCCORD, as the duly appointed, qualified and acting Personal Representative of the Estate of SHELTON JAMES TALBERT-RUIZ, Deceased, in Probate Cause No. 21-4-00202-29, in Skagit County Superior Court of Washington, and not in her individual capacity, does convey and quit claim to KAREN L. MCCORD, a single woman, the estate's interest in the following described real estate, situated in Skagit County, Washington:

FULL LEGAL ATTACHED AS "A"

records of Skagit County, Washington.

all situated in the County of Skagit, State of Washington.

Dated this 18 day of June, 2021.

2021-2924  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 28 2021

Amount Paid \$ 0  
Skagit Co. Treasurer  
By 108 Deputy

  
KAREN L. MCCORD, acting as Personal Representative of the Estate of SHELTON JAMES TALBERT-RUIZ and not in her individual capacity



**Schedule "A-1"****DESCRIPTION:**

Tract "D" of Short Plat No. 27-80, approved June 16, 1980 and recorded June 16, 1980, under Auditor's File No. 8006160027, in Volume 4 of Short Plats, page 113, records of Skagit County, Washington; being a portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 13, Township 34 North, Range 1 East, W.M., EXCEPT mineral rights as reserved by Deed recorded November 9, 1950, under Auditor's File No. 453265.

TOGETHER WITH AND SUBJECT TO, a non-exclusive easement for ingress, egress and utilities, as delineated on the face of said Short Plat No. 27-80, as 'Buttram Lane' and 'Angie Lane'.

Situate in the County of Skagit, State of Washington.

## Schedule "B-1"

## EXCEPTIONS:

- A. Reservation contained in deed recorded November 9, 1950, under Auditor's File No. 453265, in Volume 242 of Deeds, page 115, in favor of Fred Hendricksen and Dorothy M. Hendricksen, husband and wife, as follows:

"The sellers save, except and reserve all oils, gases, coal, ores, minerals, fossils, etc., together with the right to enter upon said lands for the purpose of opening, developing and working mines, etc., provided that no rights shall be exercised under this reservation until provision has been made by the sellers, their successors or assigns, for full payment of damages sustained by owner by reason of such entering."

- B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID SHORT PLAT NO. 27-80:

For: Utilities  
Affects: A 20 foot strip

- C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID SHORT PLAT.

For: Ingress, egress and utilities  
Affects: A 60 foot strip and cul-de-sac (See short plat for full particulars)

- D. 100 foot pollution control zones as delineated on the face of the Short Plat No. 27-80.

- E. Provisions set forth on the face of Short Plat No. 27-80, as follows:

1. All maintenance and construction of private roads are the responsibility of lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat number and date of approval shall be included in all contracts and deeds;
3. Zoning - Residential;
4. Sewage Disposal - Individual septic system;
5. Water - Individual well;
6. Water of sufficient quantity and/or quality for normal or domestic purposes is not provided at the time of filing the plat, the buyer should inquire and investigate as to the availability of said water. Lots A-D will be served by individual wells. Skagit County requires a 100 foot radius well control zone surrounding each well. The buyer of each lot should inquire and investigate as to the location and existence of adjoining systems before constructing any buildings or drilling any wells and the buyer should cooperate in the locations of wells to prevent problems with these overlapping control zones.

- F. Mislocated fenceline as delineated on face of Short Plat No. 27-80.

## Schedule "B-1"

## EXCEPTIONS CONTINUED:

## G. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A right of way 10 feet  
Dated: July 31, 1990  
Recorded: December 21, 1990  
Auditor's No.: 9012210052  
(Affects a portion of subject property)

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.