

200304250170
Skagit County Auditor

4/25/2003 Page 1 of 3 3:08PM

After Recording Return to:
Patrick K. McKenzie
Marsh Mundorf Pratt Sullivan & McKenzie
16504 - 9th Avenue SE #203
Mill Creek, WA 98012

Document Title(s): Personal Representative's Deed
Reference Number: N/A
Grantor's Name: Michael D. Arndt, P. R. Estate of Debbie A. Arndt
Grantee's Name: Michael D. Arndt
Legal Description: Lots 13 & 14, Block 291, Julius S. Potters Plat of Fidalgo City, Vol. 2 of Plats, pg. 77
Additional Legal on Page 2
Tax Parcel No. 4106-291-014-0000

1751
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 25 2003

PERSONAL REPRESENTATIVE'S DEED

Amount Paid \$
Skagit Co. Treasurer
By [Signature] Deputy

1. Grantor. The undersigned Michael D. Arndt ("Grantor"), is the duly appointed, qualified and acting personal representative of the Estate of Debbie A. Arndt, deceased.
2. Estate. Debbie A. Arndt died on December 11, 2002. On February 10, 2003, the Will of Debbie A. Arndt dated October 24, 2000, ("the Will") was admitted to probate. On February 10, 2003, Grantor was appointed personal representative in the State of Washington Superior Court for Skagit County in Cause No.03-4-00029-9 (the "probate proceedings").
3. Nonintervention Powers. By Order of Solvency entered on February 10, 2003, in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. Described Real Property. Included among the property of the Estate of Debbie A. Arndt, deceased, was the decedent's interest in real property located in Skagit County, Washington, described as follows (the "described real property"):

Lots 13 and 14, Block 291, Julius S. Potters Plat of Fidalgo City, according to the plat thereof recorded in Volume 2 of plats, page 77, records of Skagit County, Washington;


TOGETHER with that portion of Grand Avenue and the alley vacated April 5, 1948 under Commissioner's File No. 7592 as would attach to said Lots 13 and 14 by operation of law;

ALSO that portion of Livingston Avenue and Boyer Street acquired June 9, 1993, under Skagit County Cause No. 93-2-00356-3 as would attach by operation of law;

EXCEPT any portion of said premises lying within a 50 foot road also known as Yokeko Drive conveyed to Skagit County by deed dated June 16, 1947, recorded January 12, 1948 under Auditor's File No. 413257, records of Skagit County, Washington.

5. Conveyance. For and in consideration of distribution of a probated estate, the Grantor hereby conveys and quit claims to Michael D. Arndt, as his separate property, all of the estate's interest, which was the decedent's interest in the described real property, together will all after acquired title of the Grantor therein subject to all reservations, easements and restrictions of record. 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: ^{April} ~~March~~ 7th, 2003.


Michael D. Arndt, as Personal
Representative of the Estate of Debbie A. Arndt,
Deceased, and not in his individual capacity

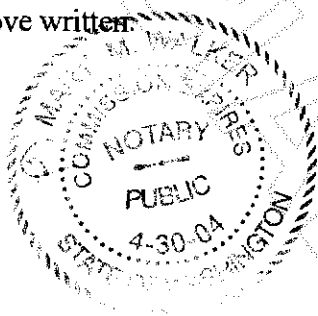


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Skagit County Auditor

STATE OF WASHINGTON)
)ss.
COUNTY OF SKAGIT)

On this 7th day of ~~March~~ ^{April}, 2003, before me, the undersigned, a Notary in and for the State of Washington, duly commissioned and sworn, personally appeared Michael D. Arndt to me known to be the person who signed as personal representative of the Estate of Debbie A. Arndt deceased, and who executed the within and foregoing instrument and acknowledged the instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the instrument as personal representative of the Estate.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the official day and year first above written.



Mary Walker
[Print name] Mary M Walker
Notary Public in and for the State of
Washington, residing at Mount Vernon
My commission expires 4-30-04

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