



200806260034  
Skagit County Auditor

**FILED FOR RECORD AT REQUEST OF:**

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Anne C.D. Robinson  
18519 W. Lakeview Lane  
Mount Vernon, WA 98274

**FIDUCIARY'S DEED**

**GRANTOR:** ESTATE OF MAX NEWTON ROBINSON  
ANNE C.D. ROBINSON, Personal Representative

**GRANTEE:** ANNE C.D. ROBINSON

**REFERENCE NUMBER ON RELATED DOCUMENT:** 9612310132

**PARCEL ACCOUNT NUMBERS:** 330401-4-001-0015 (P16167)

**LEGAL DESCRIPTION:**

See Exhibit "A" attached hereto and by this reference made a part hereof.

SUBJECT TO easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "B-001" and by this reference made a part hereof.

1. MAX NEWTON ROBINSON died testate on January 18, 2008. ANNE C.D. ROBINSON is the duly appointed, qualified, and acting Personal Representative of the estate under Skagit County Superior Court Probate No. 08-4-00088-5. Pursuant to an Order Admitting Will to Probate and Order of Solvency entered on March 18, 2008, the Personal Representative is authorized without further order of the court to transfer the real property of the estate.

2. ANNE C.D. ROBINSON, Personal Representative of the Estate of Max Newton Robinson, as Grantor, for itself and its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

FIDUCIARY'S DEED

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.  
2828 Northwest Avenue  
Bellingham, Washington 98225  
Telephone: (360) 647-8846 Fax: (360) 647-8854

3. The GRANTOR herein conveys the above described real property and any improvements located thereon in "AS IS" condition. Grantee accepts this Deed and acknowledges that Grantor has made no representations or warranties concerning the physical condition of the property, Grantor has advised Grantee to have the property inspected by professional inspectors and Grantee has conducted every inspection of the property which she desires to make and accepts the property in its present condition with every defect, including material defects, if any exist.

4. ANNE C.D. ROBINSON, as Personal Representative of the Estate of Max Newton Robinson, executes this instrument solely in her fiduciary capacity on behalf of the estate. ANNE C.D. ROBINSON covenants only: That ANNE C.D. ROBINSON is authorized to make this conveyance in such fiduciary capacity on behalf of such estate; and that ANNE C.D. ROBINSON, in such fiduciary capacity, will forever warrant and defend the above-described real estate transaction against all persons lawfully claiming through or under ANNE C.D. ROBINSON, in such fiduciary capacity, and not otherwise. ANNE C.D. ROBINSON, for herself and her successors-in-interest, hereby disclaims any and all other warranties or covenants, whether express or implied. No recourse hereunder may be had against ANNE C.D. ROBINSON.

DATED this 5<sup>th</sup> day of May, 2008.

GRANTOR:



ANNE C.D. ROBINSON  
Personal Representative of the Estate of  
MAX NEWTON ROBINSON

2079  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 26 2008

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

FIDUCIARY'S DEED

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S.  
2828 Northwest Avenue

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Skagit County Auditor

STATE OF WASHINGTON )  
  :SS  
COUNTY OF SKAGIT     )

I certify that I know or have satisfactory evidence that ANNE C.D. ROBINSON is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 5<sup>th</sup> *June* day of ~~May~~, 2008.



*Kim Sanford*  
\_\_\_\_\_  
*Kim Sanford*  
\_\_\_\_\_

(Printed Name of Notary Public)  
NOTARY PUBLIC in and for the State of  
Washington residing at Skagit, Co  
My appointment expires: 3/24/2011

FIDUCIARY'S DEED

SB-10136

EXHIBIT "A"

That portion of the East Half of the Northwest Quarter of the Southeast Quarter of Section 1, Township 33 North, Range 4 East of the Willamette Meridian, lying Northerly of the following described line:

Beginning at a point of the West line of said East Half of the Northwest Quarter of the Southeast Quarter which is 100.00 feet Southerly from the Northwest corner thereof (as measured along said West line); thence Southeasterly to a point on the East line of said East Half of the Northwest Quarter of the Southeast Quarter which is 583.90 feet Southerly from the Northeast corner thereof (as measured along said East line), said point being the terminus of said line.

Situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

SO.  
BIO

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Skagit County Auditor

SB-10136

SCHEDULE B-001

- 1. Easement, including the terms, covenants, and provisions thereof, reserved by instrument  
 Recorded: March 30, 1929  
 Auditor's No.: 221581, records of Skagit County, WA  
 For: Highway and logging roads

The exact location and extent of said easement is not disclosed of record.

- 2. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: July 6, 1983  
 Auditor's No.: 8307060010, records of Skagit County, WA  
 In favor of: Puget Sound Power and Light Company  
 For: Electric transmission and/or distribution line, together with necessary appurtenances

NOTE: Said instrument is a re-recording of Auditor's File No. 8305310033, records of Skagit County, Washington.

- 3. Easement, including the terms, covenants, and provisions thereof, reserved by instrument  
 Recorded: March 8, 1991  
 Auditor's No.: 9103080006, records of Skagit County, WA  
 For: 60 foot right-of-way for ingress, egress and utilities over an existing road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

- 4. Easement, including the terms, covenants, and provisions thereof, granted by instrument  
 Recorded: August 12, 1991  
 Auditor's No.: 9108120012, records of Skagit County, WA  
 For: Ingress and egress over an existing road

The legal description contained in said easement is not sufficient to determine its exact location within said premises.

Said easement contains, among other things, provisions for maintenance by the common users.

*JD.  
JGO*

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continued. . . . .

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SB-10136

SCHEDULE B-001

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5. Exceptions and reservations as contained in Deed  
From: Day Lumber Company  
Recorded: December 23, 1912  
Auditor's No.: 94380, records of Skagit County, WA  
As follows: Reserving all petroleum, gas, coal or other valuable minerals, with right of entry to take and remove same

NOTE: No search has been made as to the current ownership of said reserved mineral rights.

6. Agreement, including the terms and conditions thereof, entered into  
By: B. Craig Olson and Lisa L. Olson, husband and wife  
And between: Xavier O. Grospe and Sandra L. Grospe, husband and wife; and Edna Couneway  
Recorded: August 12, 1991  
Auditor's No.: 9108120011, records of Skagit County, WA  
Providing: Joint use and maintenance agreement for well

- END OF SCHEDULE B-001 -

*JO.  
RCO*

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Skagit County Auditor

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