

Recorded at request of:  
BJORGEN BAUER PITMAN BAUER, PLLC  
1235 - 4th Avenue East, Suite 200  
Olympia, WA 98506



200910020176  
Skagit County Auditor

10/2/2009 Page 1 of 5 4:00PM

**Document Title(s)**

DEED PURSUANT TO COURT ORDER

**Reference Number(s) of Related Documents**

**Grantor(s) (Last, First and Middle Initial)**

FINELY, Kathleen, Estate of

**Grantee(s) (Last, First and Middle Initial)**

FINELY, Ralph E., Estate of  
McCREA, Thelma, Estate of

**Abbreviated Legal Description**

20FT PRIVATE RD THRU E 40RDS OF LT 4

**Additional legal is on page 2**

**Assessor's Property Tax Parcel Number**

P20185

Recorded at request of:  
BJORGEN BAUER PITMAN BAUER, P.L.L.C.  
1235 Fourth Avenue East, Suite 200  
Olympia, WA 98506

DEED PURSUANT TO COURT ORDER

1. COURT ORDER OF ADJUDICATION. On August 27, 2009, the Thurston County Superior Court ordered that Kathleen Finely died intestate. Pursuant to the attached Order of Adjudication of Intestacy and Heirship, all property of Kathleen Finely passes to the beneficiaries as described in the Order.
2. BENEFICIARIES UNDER WILL/ORDER.

Name	Address	Relationship	Age	Distributive Share
The Estate of Ralph E. Finely	5915 Buckthorn Ct NW Olympia WA 98502	Son	Deceased	50%
The Estate of Thlema McCrea	5915 Buckthorn Ct NW Olympia WA 98502	Daughter	Deceased	50%

3. DESCRIBED PROPERTY. Included among the property of the Estate was Kathleen Finely's separate property fee simple interest at the time of her death in the real property described as follows (the "Described Property"),

A tract of land in Government Lot Four (4), Section Nine (9), Township Thirty-four North, Range Two (2) East of W.M., described as follows:

Beginning at a point on the West line of the East 40 Rods said Lot 4, 302.88 feet south of the Northwest corner thereof; thence North 88° 44' East parallel to the south side of the existing power pole line to the West side of the County Road, thence North 20 feet, thence South 88° 44' West to the said west line of the east 40 rods, thence South 20 feet to the point of beginning.

As recorded under Auditor's file number 477952 on page 603 of volume 251 of the records of Skagit County, Washington.

Tax Parcel Number P20185

4. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. Pursuant to Court Order Adjudicating Intestacy and Heirship, final December 27, 2009, all of Kathleen Finely's interest in the Described Property is hereby conveyed to the Estate of

DEED PURSUANT TO COURT ORDER - 1



200910020176

Skagit County Auditor

10/2/2009 Page

2 of

5 4:00PM

Ralph Finely and to the Estate of Thelma McCrea in equal shares. (Grantee Address: 5915 Buckthorn Ct NW, Olympia WA 98502).

5. LIMITATION OF COVENANTS. The covenants of this Deed are expressly limited to those expressed herein and exclude all covenants arising or to arise by statutory or other implication.

3035  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 02 2009

Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

DEED PURSUANT TO COURT ORDER - 2



200910020176  
Skagit County Auditor

FILED  
SUPERIOR COURT  
THURSTON COUNTY, WASH.

09 AUG 27 PM 4: 02

BETTY J. GOULD, CLERK

BY \_\_\_\_\_ DEPUTY

<input type="checkbox"/> EXPEDITE
<input type="checkbox"/> Hearing is set
Date: _____
Time: _____
Judge/Calendar: _____

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON  
IN AND FOR THE COUNTY OF THURSTON

In Re the Estate of	)	No.	09 - 4 - 00499 - 9
	)		
KATHLEEN FINELY,	)	ORDER OF ADJUDICATION OF	
	)	INTESTACY AND HEIRSHIP	
Deceased.	)	RCW 11.28.340	
_____	)		

The Petition for Adjudication of Intestacy and Heirship of the estate of the above-named decedent has been presented on behalf of M. JEAN FINELY. The Court finds:

- The decedent died on MARCH 6, 1984, a resident of SKAGIT County, Washington, leaving an estate subject to the jurisdiction of this Court.
- No Will has been found.
- The heirs of the decedent and the distributive share of each pursuant to RCW 11.04.015 are as follows:

Name	Address	Relationship	Age	Distributive Share
The Estate of Ralph E. Finely	5915 Buckthorn Ct NW Olympia WA 98502	Son	Deceased	50%

Order of Adjudication of Intestacy and Heirship - 1

**BJORGEN ♦ BAUER ♦ PITMAN ♦ BAUER, PLLC**



200910020176  
Skagit County Auditor

1 The Estate of  
2 Thlema McCrea

5915 Buckthorn Ct NW  
Olympia WA 98502

Daughter

Deceased

50%

3  
4 **ORDER**

5 IT IS ORDERED that the decedent died intestate and the heirs of the decedent's estate are as  
6 set forth in paragraph 3 above.

7 DATED this 27 day of Aug 2009

8  
9  
10 [Signature]  
11 JUDGE/COMMISSIONER

12 Presented by:

13 BJORGEN BAUER PITMAN BAUER, P.L.L.C.

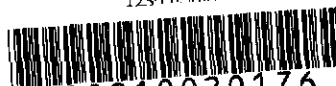
14  
15 [Signature]  
16 KATHARINE P. BAUER, WSBA 22537  
17 Attorney for Petitioner  
18 1235 - 4th Avenue East, Suite 200  
19 Olympia, WA 98506

20 STATE OF WASHINGTON  
County of Thurston  
I, Betty J. Gould, County Clerk and Ex-officio Clerk of the  
Superior Court of the State of Washington for Thurston County  
holding session at Olympia, do hereby certify that the foregoing  
is a true and correct copy of the original as the same appears on  
file and of record in my office containing two pages  
IN WITNESS WHEREOF, I have hereunto set my hand and  
affixed the seal of said court

21 DATED 28th Sept 2009  
22 BETTY J. GOULD  
County Clerk, Thurston County, State of Washington  
23 by [Signature]

24  
25 Order of Adjudication of  
Intestacy and Heirship - 2

BJORGEN \* BAUER \* PITMAN \* BAUER, PLLC  
Attorneys at Law  
1235 Fourth Avenue East



200910020176  
Skagit County Auditor