



201002250083

Skagit County Auditor

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Return Address:

Thomas C. Gores, Esq.
PERKINS COIE LLP
1201 Third Avenue, Suite 4800
Seattle WA 98101

Document title(s) (or transactions contained therein):

Personal Representative's Quit Claim Deed

Reference number(s) of document assigned or released:

N/A

Grantor(s) [last name, then first name and initial(s)]:

Wiggins, Jack R. - Estate of

Grantee(s) [last name, then first name and initial(s)]:

Karen M. Wiggins Residuary Trust UW dated August 1, 2000; Karen M. Wiggins, Trustee as to an undivided 70% interest and to Karen M. Wiggins, a single person, as to an undivided 30% interest

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Lot 20, "Rancho San Juan Del Mar, Subdivision No. 1" according to the recorded plat thereof in the office of the Auditor of Skagit County, WA in Volume 5 of Plats, page 27

Assessor's property tax parcel/account number(s):

⁹3872-000-020-0004 P-68205

After recording, return to:

Thomas C. Gores, Esq.
PERKINS COIE LLP
1201 Third Avenue, Suite 4800
Seattle WA 98101
(206) 583-8888

PERSONAL REPRESENTATIVE'S QUIT CLAIM DEED

1. GRANTOR. The undersigned Grantor, KAREN M. WIGGINS, is the duly appointed, qualified and acting Personal Representative of the Estate of Jack R. Wiggins, Deceased.

2. ESTATE. Jack R. Wiggins ("Decedent") died September 8, 2000 and KAREN M. WIGGINS was appointed Personal Representative on September 14, 2001 in the State of Washington Superior Court for Skagit County in Cause No. 01-4-00243-1 ("probate proceedings").

3. NONINTERVENTION POWERS. By Order of Solvency entered on September 14, 2001 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of Jack R. Wiggins, deceased, was community real property described as follows (the "Described Community Property"):

Resident and lot located at 4070 South Delmar Drive, Anacortes, Washington 98221 and legally described as follows:

Lot 20 "Rancho San Juan Del Mar, Subdivision No. 1" according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 5 of Plats, page 27.

5. CONVEYANCE OF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby conveys and quit claims pursuant to a non pro-rata distribution of assets to Grantee, Karen M. Wiggins Residuary Trust established under the Last Will and Testament of Jack R. Wiggins dated August 1, 2000, KAREN M. WIGGINS, Trustee as to an undivided 70% interest and to KAREN M. WIGGINS, a



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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

458
FEB 25 2010

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

single person, as to an undivided 30% interest which interest represents the surviving spouse's interest and the Decedent's community property interest in the property.

6. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by other implication.

DATED: 8/4, 2005.

Karen M. Wiggins
Karen M. Wiggins, individually and as Personal Representative of the Estate of Jack R. Wiggins, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that KAREN M. WIGGINS signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of Jack R. Wiggins, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 8/4, 2005.

(SEAL)



Vicki Gale
Printed name: Vicki Gale
Notary Public in and for the State of Washington, residing at Bothell, WA
My appointment expires 4-1-07



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