

Filed for Record at Request of &  
When Recorded Return To  
Richard Wills, WSBA 19720  
915 Queen Anne Ave N # 706  
Seattle, WA 98109



201105160066  
Skagit County Auditor

5/16/2011 Page 1 of 4 10:52AM

**PERSONAL REPRESENTATIVE'S DEED**  
(Upon Distribution of Separate Real Property from Testate Estate)

**Grantors:** John R. Hurd & Lori A. Wolden, as the Co- Personal Representatives of the Estate of Joyce L. Hurd, Deceased

**Grantees:** John Hurd, a married man as his separate property, Tim Hurd, a married man as his separate property, Shannon Pollo, a married woman as her separate property, & Lori Hurd (now known as Lori Wolden), a married woman as her separate property, as Tenants-in-Common, each as to an undivided one-quarter interest  
Property Tax Acct. No. 340321-0-006-0006

**Legal Description:** Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 34 North, Range 3 East, Willamette Meridian, described as follows:  
Beginning at a point on the south line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), 2031.9 feet East of the West quarter section corner of said section;  
Thence North parallel with the West line of said section to the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);  
Thence East along the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) to the northwest corner of a tract conveyed to Cornelius T. Calkins by Deed dated December 21, 1891, and recorded December 30, 1891, in Volume 24 of Deeds, page 59;  
Thence South to the Southwest corner of said Calkins tract;  
Thence continuing South on a due South course to the South line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);  
Thence West to the place of beginning.

**1. Grantors.** We, John R. Hurd & Lori A. Wolden, are the duly appointed, qualified, and acting Co-Personal Representatives of the Estate of Joyce L. Hurd, Deceased, Skagit County, Washington, Superior Court Case No. 10-4-00035-6.

**2. Grantees.** The Grantees are John Hurd, a married man as his separate property, Tim Hurd, a married man as his separate property, Shannon Pollo, a married woman as her separate property, & Lori Hurd (now known as Lori Wolden), a married woman as her separate property, as Tenants-in-Common, each as to an undivided one-quarter interest.

**3. Decedent's Estate.** Decedent Joyce L. Hurd died testate on January 15, 2010. On February 28, 2010, Decedent's Will was admitted to probate and Grantors were appointed as the Co-Personal Representatives of Decedent's estate and granted Nonintervention Powers for its administration.

**4. Will Provision.** Article "Principal Distribution Clause" of Decedent's Will provides that the residue of Decedent's estate shall pass in equal shares to "my children ... John Hurd, Tim Hurd, Shannon Pollo, & Lori Hurd."

**5. Real Property.** Among the assets of the residue of Decedent's estate is the following described real property located at & commonly known as 14429 McLean Rd, Mount Vernon, Skagit County, WA 98273:

Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 21, Township 34 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at a point on the south line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), 2031.9 feet East of the West quarter section corner of said section;

Thence North parallel with the West line of said section to the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);

Thence East along the North line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) to the northwest corner of a tract conveyed to Cornelius T. Calkins by Deed dated December 21, 1891, and recorded December 30, 1891, in Volume 24 of Deeds, page 59;

Thence South to the Southwest corner of said Calkins tract,  
Thence continuing South on a due South course to the South line of said Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4);

Thence West to the place of beginning.

Property Tax Acct. No. 340321-0-006-0006

**6. Consideration.** This conveyance is made in consideration of Decedent's gift in her Will.

**7. Conveyance.** Grantor conveys, grants, and quitclaims to John Hurd, a married man as his separate property, Tim Hurd, a married man as his separate property, Shannon Pollo, a married woman as her separate property, & Lori Hurd (now known as Lori Wolden), a married woman as her separate property, as Tenants-in-Common, each as to an undivided one-quarter interest, all of the interest of Decedent's estate in the real property described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property at Decedent's death.





UNOFFICIAL DOCUMENT

OPEN SPACE #192 #793773 1975 DT 15 DK 12 TAX 3 BEG  
2031.9' E OF W1/4 SEC COR TH N PARL WITH W LINE OF  
SEC TO N LINE OF S1/2 OF NW1/4 TH E ALG N LINE TO A  
PT 16 RDS W OF SE COR OF NE1/4 OF NW1/4 TH S TO E &  
W CENTER LINE OF SEC 21 TH W TO POB LESS RD



201105160066

Skagit County Auditor