

Return address:

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201211140027
Skagit County Auditor

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Document Title:

EXERCISES 0560

Reference Number :

Grantor(s):

☐ additional grantor names on page ____

1. ESTATE of ULRIK SCHISLICK PIA NIXON TRUSTEE
- 2.

Grantee(s):

☒ additional grantee names on page 1

1. GUSTAV + ~~URSULA~~ URSULA THOMAS
2. SIM SEYMORS, PIA ENGLO NIXON, LANA SCHISLICK, CONNY SCHISLICK

Abbreviated legal description:

☒ full legal on page(s) 2

10-36-1

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P46400, P46402 + P46396

Executor's Deed

THIS INDENTURE, made the 22 day of October, two thousand and twelve

BETWEEN Pia Engel Nixon , executrix as executor of the last will and testament of Ulrike Schielke, nee Repons, late of Germany , deceased, party of the first part, and the heirs of the estate Sim Seymor, Pia Engel, Lara Elli and Lenny Lilo as the parties of the second part
Presently the real property ownership is held as follows;

Tasso Schielke owning one-quarter,
The Estate of Ulrike Schielke owning an undivided one-quarter,
Guenther Thomas & Ursula Thomas as a marital community owning an undivided one-half interest as tenants in common

I hereby grant all of the ownership of the Estate of Ulrike Schielke in to her heirs;
Sim Seymor, Pia Engel, Lara Elli and Lenny Lilo as joint tenants with equal ownership and with Tasso Schielke owning one-quarter and Guenther Thomas & Ursula Thomas as a marital community owning the remaining undivided one-half interest as tenants in common with a right of first refusal.

The ownership shall be held as follows ;

I hereby grant all of the ownership of the Estate of Ulrike Schiele to her heirs;
Sim Seymor Schielke, Pia Engel Nixon, Lara Elli Schielke and Lenny Lilo Schielke as joint tenants with equal ownership. The aforementioned ownerships are burdened with a right of first refusal for the married couple Guenther Thomas and Ursula Thomas, with Tasso Schielke owning one-quarter interest and Guenther & Ursula Thomas as a marital community owning the remaining undivided one-half interest as tenant in common with a right of first refusal for the ownerships of Sim Seymor Schielke, Pia Engel Nixon, Lara Elli Schielke and Lenny Lilo Schielke."

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123627

NOV 14 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy



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The land legally described as follows:

PARCEL A:

All of Government Lot 6, Section 10, Township 36 North, Range 1 East of the Willamette Meridian, and the South Half of the Southwest Quarter of Section 10, Township 36 North, Range 1 East of the Willamette Meridian;

EXCEPT the South 15 feet and the West 15 feet thereof for road rights of way, and

EXCEPT the North 295 feet of Government Lot 6 and

EXCEPT the North 567 feet of the Southeast Quarter of the Southwest Quarter of said Section 10 and

EXCEPT the North 20 feet of the Southwest Quarter of the Southwest Quarter of said Section 10;

PARCEL B:

A non-exclusive easement for ingress and egress and utilities over the North 20 feet of the Southwest Quarter of the Southwest Quarter of Section 10, Township 36 North, Range 1 East of the Willamette Meridian;

Situate in Skagit County, Washington.

SUBJECT TO:

1. Terms and conditions of the easement set forth in Parcel B.
2. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land OR to use any portion of the land which is now or may formerly have been covered by water.
3. Any question that may arise due to shifting or change of the line of high water of Bellingham Channel OR due to said waters having shifted or changed its line of high water.

Parcel numbers P46396, P46400, and P46402

WITNESSETH, that the party of the first part, by virtue of the power and authority given in and by said last will and testament, and in consideration of the last will and testament, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the part of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the above described property in Skagit County Washington

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof;
TOGETHER with the appurtenances and all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.




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IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written. In presence of:

X , Pia Engel Nixon, executrix and trustee
of the estate of Ulrike Schielke, nee Repons

Dated, 10/22/2012

X



Pia Engel Nixon, executrix

Date _____

I certify that I know or have satisfactory evidence that Pia Nixon, in her capacity as
Executrix of the Estate of Ulrike Schielke signed this instrument and acknowledge
_____ free and voluntary act for the purposes mentioned therein.

Dated 10/22/2012

Notary Public in for , residing at _____



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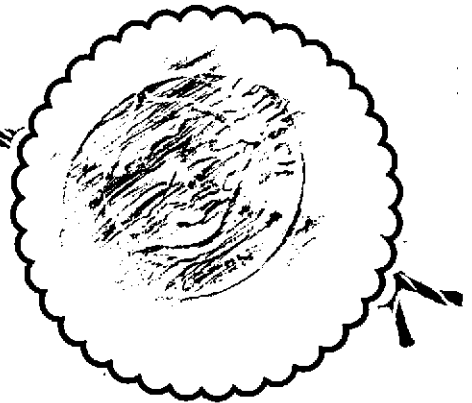
Vorstehende, vor mir gefertigte Unterschrift der Frau Pia Nixon, geborene Schielke, geboren am 27.04.1978, wohnhaft Höhenweg 9 in 44627 Herne, beglaubige ich hiermit. Frau Nixon stellte sich zur Gewissheit des Notars vor durch Vorlage ihres gültigen, mit einem Lichtbild versehenen Personalausweises der Bundesrepublik Deutschland.

Der Notar fragte nach einer Vorbefassung i.S. von § 3 Abs. 1 Nr. 7 BeurkG. Sie wurde von der Unterzeichnenden verneint.

45721 Haltern am See, den 10/22/2012

-Urkunde Nr. 626/2012-

(Notar H. Trillsch)



Notarkostenberechnung (§ 154 KostO)

Geschäftswert: 25.000,00 EUR (§ 30 II KostO)

Beglaubigung von Unterschriften §§ 32, 141, 45 I KostO 5/20 21,00 EUR

Zwischensumme netto 21,00 EUR

19 % Mehrwertsteuer § 151a KostO 3,99 EUR

Gesamtbetrag 24,99 EUR

(Notar H. Trillsch)



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