


When Recorded Return to:
Kristina C. Udall, Esq.
The Law Office of Kristina C. Udall, PLLC
1001 Fourth Avenue, Suite 4333
Seattle, WA 98154


201212140102
Skagit County Auditor
12/14/2012 Page 1 of 4 10:59AM

PERSONAL REPRESENTATIVE'S DEED

Grantor: DIANE M. CHAPMAN, Individually and as Personal Representative of
the ESTATE OF RICHARD A. CHAPMAN

Grantee: DIANE M. CHAPMAN, Trustee of the RICHARD A. CHAPMAN
FAMILY BYPASS TRUST

Abbreviated LOT 55 BLK 1 & LOT 20 BLK 3 LAKE CAVANAUGH DIV NO. 2
Legal Description: Platbook/page: 5/49

See complete legal description attached hereto as Exhibit A

Assessor's Tax Parcel Number: P66535; P66675

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR. The undersigned Grantor, DIANE M. CHAPMAN, is acting individually and as the duly appointed, qualified and acting Personal Representative of the ESTATE OF RICHARD A. CHAPMAN.

2. ESTATE. RICHARD A. CHAPMAN (the "Decedent") died November 25, 2011, and DIANE M. CHAPMAN was appointed Personal Representative on January 9, 2012, in the State of Washington Superior Court of King County in Cause No. 12-4-00191-7 SEA (the "probate proceedings").

3. NONINTERVENTION POWERS. By Order Probating Will and Confirming Nonintervention Powers entered on January 9, 2012 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 RICHARD A. CHAPMAN was the following described real property, situated in the County of Skagit, State of Washington, which property was the community property of RICHARD A. CHAPMAN and DIANE M. CHAPMAN at the time of the death of Decedent:

See complete legal description attached hereto as Exhibit A;
(the "Described Community Property").

5. DEED -- CONVEYANCE OF DESCRIBED COMMUNITY PROPERTY. Grantor hereby bargains, sells and conveys all of the interest of RICHARD A. CHAPMAN and DIANE M. CHAPMAN in the Described Community Property, to Grantee, DIANE M. CHAPMAN, Trustee of the RICHARD A. CHAPMAN FAMILY BYPASS TRUST.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124007

DEC 14 2012



201212140102
Skagit County Auditor

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

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 statutory or other implications.

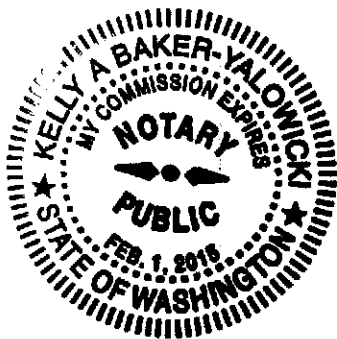
DATED: October 24, 2012.

DM Chapman
DIANE M. CHAPMAN, Individually and
as Personal Representative of the
ESTATE OF RICHARD A. CHAPMAN

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day before me personally appeared DIANE M. CHAPMAN, to me known to be the individual described in and who executed the within and foregoing instrument individually and as Personal Representative of the ESTATE OF RICHARD A. CHAPMAN, and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the said instrument on behalf of the ESTATE OF RICHARD A. CHAPMAN.

GIVEN under my hand and official seal this 24 day of October, 2012.



Kelly A Baker-Yalowicki
Kelly A Baker-Yalowicki
(print notary's name)

Notary Public in and for the State of Washington,
residing at Edmonds
My commission expires: 2-1-15



EXHIBIT A

LEGAL DESCRIPTION

Lot 55, Block 1, and Lot 20, Block 3, of Lake Cavanaugh Subdivision, Division No. 2, as per Plat recorded in Volume 5 of Plats, on page 49, records of Skagit County, Washington.

SUBJECT TO all easements, reservations and restrictions of record.

