



201303040101
Skagit County Auditor

3/4/2013 Page 1 of 3 10:47AM

Jones Butler Dolan, PS
P. O. Box 2784
Mount Vernon, WA 98273
360-336-2939

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Helen C. Nelson
Larry R. Nelson, Personal Representative

GRANTEE: Larry R. Nelson, a married man, as his separate property;
Kim E. Nelson, a single man, as his separate property;
Daniel B. Nelson, a single man, as his separate property.

ADDRESS: 15320 Channel Drive, fka 1546 Channel Drive
LaConner, WA 98257

PARCEL NUMBER: P69450

LEGAL DESCRIPTION: Tract 4, Plat of Skagit Beach No. 3, a Replat of a portion of
Tract C of Skagit Beach No. 1, as recorded in the office
of the Auditor of Skagit County, Washington, in Volume 9 of
Plats, page 26.

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCES: 685959, 819303, 825087

- Grantor.** Larry R. Nelson, as the duly appointed, qualified, and acting Personal Representative of the Estate of Helen C. Nelson, deceased.
- Grantees.** Larry R. Nelson, Kim E. Nelson, and Daniel B. Nelson, as set forth in the Last Will & Testament of Helen C. Nelson, dated April 2, 2004.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


2013731

MAR 04 2013

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

3. **Decedent's Estate.** Helen C. Nelson died testate on January 9, 2012. Grantor was appointed as Personal Representative of the Estate of Helen C. Nelson in the State of Washington, Superior Court for Skagit County, No. 12-4-00036-1, on January 31, 2012. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision.
4. **Will Provision.** Article IVB of the Last Will & Testament of Helen C. Nelson provides that Decedent's interest in the above described real property shall be distributed to Larry R. Nelson, Kim E. Nelson, and Daniel B. Nelson.
5. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described above, located in Skagit County, Washington.
6. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of Helen C. Nelson.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Larry R. Nelson, a married man, as his separate property; Kim E. Nelson, a single man, as his separate property; and Daniel B. Nelson, a single man, as his separate property, as set forth in the Last Will & Testament of Helen C. Nelson, all of the interest of Decedent's estate in the real property described in this Deed, together with any and all after acquired title of the Grantor to the real property, which interest represents Decedent's interest in the real property at her death.
8. **Limitations of Covenants.** Grantor expressly limits the covenants of this Deed to those expressed herein, subject to any easements, restrictions and reservations of record.

DATED: This 25th day of February, 2013.

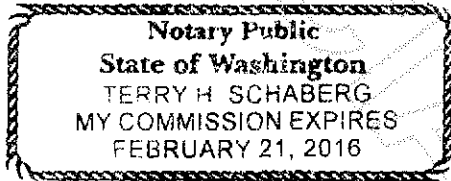

HELEN C. NELSON
By: LARRY R. NELSON
Personal Representative



STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Larry R. Nelson is the person who appeared before me, and he acknowledged that he was authorized to execute this instrument as Personal Representative of the Estate of Helen C. Nelson, and stated that he executed this instrument as his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 25th day of February, 2013.



Terry H. Schaberg
TERRY H. SCHABERG
Notary Public
In and for the State of Washington
My appointment expires:

