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Skagit County Auditor

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4:18PM

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: Estate of Pearl Belle Townsend,
Scott A. Nelson and Tara A. Nelson,
Co-Personal Representatives.

GRANTEE: Scott A. Nelson and Tara A. Nelson, Co-Trustees of
the Jack V. Nelson d4A Trust dated July 29, 2013.

ADDRESS: 1525 East Division Street
Mount Vernon, WA 98273

PARCEL NUMBER: P125291

LEGAL DESCRIPTION: Unit 11, DIVISION STREET VILLIAGE, a Condominium,
according to Declaration thereof recorded December 1,
2006, under Auditor's No. 200612010120, records of Skagit
County Washington and Survey Map and Plans thereof
recorded December 1, 2006, under Auditor's No.
200612010119, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 200702280112

1. **Grantors.** Scott A. Nelson and Tara A. Nelson, as the duly appointed, qualified, and acting Co-Personal Representatives of the Estate of Pearl Belle Townsend, deceased.
2. **Grantee.** Scott A. Nelson and Tara A. Nelson, Co- Trustees of the Jack V. Nelson d4A Trust dated July 29, 2013, as established by Skagit County Superior Court No. 13-4-00269-8.
3. **Decedent's Estate.** Pearl Belle Townsend died testate on May 29, 2013. Grantors were appointed as Co-Personal Representatives of the Estate of Pearl Belle Townsend in the State of Washington, Superior Court for Skagit County, No. 13-4-00243-4, on June 21, 2013. By order of the Superior Court, Grantors are authorized to settle the Estate without further court intervention or supervision.
4. **Will Provision.** Article IV of the Last Will & Testament of Pearl Belle Townsend provides that Decedent's interest in the above described real property shall be distributed to Jack V. Nelson, as Trustee of The Pearl Belle Townsend Family Trust dated May 15, 2013. On July 31, 2013, Skagit County Superior Court No. 13-4-00269-8 reformed the Pearl Belle Townsend Family Trust and created the Jack V. Nelson d4A Trust, and appointed Tara A. Nelson and Scott A. Nelson, as Co-Trustees.
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 Pearl Belle Townsend.
7. **Conveyance.** Grantor conveys, grants and quitclaims to Scott A. Nelson and Tara A. Nelson, Co-Trustees of the Jack C. Nelson d4A Trust dated July 29, 2013, pursuant to Skagit County Superior Court No. 13-4-00269-8, 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 31 day of July, 2013.



