



201404210092

**Return Address:**

PHILLIPS ESTATE LAW  
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10655 NE 4<sup>th</sup> Street, Suite 701  
Bellevue WA 98004

Skagit County Auditor

\$74.00

4/21/2014 Page

1 of

3 11:11AM

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

**Document title(s) (or transactions contained therein):** (all areas applicable to your document must be filled in)

Personal Representative Special Warranty Deed

**Reference number(s) of document assigned or released:**

767882

**Grantor(s) [last name, then first name and initial(s)]:**

Nelson, Frances Arlene a/k/a Arlene D. Nelson), individually as the surviving spouse and as Personal Representative of the Estate of Robert W. Nelson, Deceased

**Grantee(s) [last name, then first name and initial(s)]:**

Nelson, Arlene D. (a/k/a Francis Arlene Nelson), a single person

**Legal description** (abbreviated: i.e., lot, block, plat or section, township, range):

Portion of Lots 51 and 52, Plat of Snee Oosh, as per plat recorded in Volume 4 of Plats, Page 50, records of Skagit County, Washington, as more particularly described on page 1 hereof

**Assessor's property tax parcel/account number(s):**

4016-000-052-0100 (Property ID 69669)

Assessor tax # not yet assigned

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."**

Signature of Requesting Party

**Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 1268  
APR 21 2014

Recording at the request of:  
PHILLIPS ESTATE LAW  
10655 NE 4<sup>th</sup> Street, Suite 701  
Bellevue WA 98004  
(206) 686-8877

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

**PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED**

1. **GRANTOR.** The undersigned Grantor, FRANCES ARLENE NELSON (a/k/a Arlene D. Nelson), individually as the surviving spouse and as the duly appointed, qualified and acting Personal Representative of the Estate of Robert W. Nelson, Deceased.
2. **ESTATE.** ROBERT W. NELSON ("Decedent") died on April 19, 2013, and FRANCES ARLENE NELSON (a/k/a Arlene D. Nelson) was appointed Personal Representative on May 21, 2013, in the State of Washington Superior Court for King County in Cause No. 13-4-10524-9 SEA ("probate proceedings").
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on September 13, 2103, in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
4. **DESCRIBED PROPERTY.** Included among the property of the Estate of Robert W. Nelson, deceased, was real property located in Skagit County, Washington, which is legally described as follows ("Described Property"):

That portion of Lots 51 and 52 West of the following line: Beginning at the Northeast corner of Lot 52; thence Southerly along a line that intersects the South line of Lot 52 at a point 46 feet 6 inches West of the Southeast corner; thence follow said line to the South line of Lot 51, Plat of Snee-Oosh, as recorded in the office of the Auditor of Skagit County, Washington.

RESERVING and retaining in and to Stella V. Nelson the non-exclusive right of user for ingress and egress to, over and along the roadway across the above-described property from Lot 53 in the Plat of Snee-Oosh to the public road as such is now in use and for such utilities as Stella V. Nelson may or might desire in, over and across said roadway and when desired by Stella V. Nelson.

SUBJECT TO: All agreements, conditions, covenants, easements, permits, special permits, reservations and restrictions of record, if any.

Situate in the County of Skagit, State of Washington.

5. **CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY.** Grantor hereby grants, bargains, sells and conveys to Grantee, ARLENE D. NELSON a/k/a Frances Arlene Nelson, a single person, an undivided fifty percent (50%) interest in the



Described Community Property, which interest represents the surviving spouse's undivided one-half interest in such property.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, ARLENE D. NELSON a/k/a Frances Arlene Nelson, a single person, an undivided fifty percent (50%) interest in the Described Community Property, which interest represents the Decedent's undivided one-half interest in such property.

7. LIMITATION OF COVENANTS. Grantor, for herself and for her successors-in-interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the said described real property.

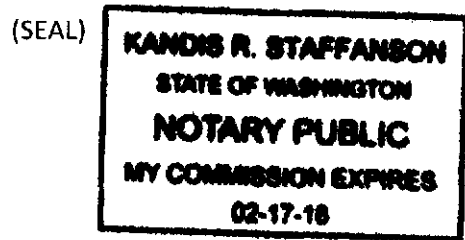
DATED: 04-05, 2014.

Frances Arlene Nelson  
Frances Arlene Nelson a/k/a Arlene D. Nelson,  
individually as the surviving spouse and as Personal  
Representative of the Estate of Robert W. Nelson,  
Deceased

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this 5 day of April, 2014, personally appeared before me FRANCES ARLENE NELSON a/k/a ARLENE D. NELSON to me known to be the individual described in and who executed the within instrument individually as the surviving spouse and as Personal Representative of the Estate of Robert W. Nelson, deceased, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above-written.



Kandis R. Staffanson  
Printed name: KANDIS R. STAFFANSON  
Notary Public in and for the State of Washington,  
residing at Beck  
My appointment expires 2/17/18

