



201509110073

Skagit County Auditor

\$75.00

9/11/2015 Page

1 of

4 1:51PM

After recording mail to:

Stiles Law Inc., P.S.  
P.O. Box 228 / 925 Metcalf Street  
Sedro Woolley, WA 98284

CHICAGO TITLE  
620025012

Grantor(s): John P. Janicki and Michael F. Janicki, Co-Personal Representatives of the Estate of Ann C. Janicki  
Grantee(s): Christopher Schaffner and Laura Anne Schaffner, husband and wife  
Legal: S 278FT OF W1/2 NE1/4 NE1/4 LESS RD, TAX 18 BEG ON W LI CO RD ALG W1/2 NE1/4 NE1/4 278 FT N OF S LI THOF, E1/2 E1/2 W1/2 SE1/4 NE1/4 N OF NP RLY  
Tax Parcel #: 350414-1-003-0004 / P36571, 350414-0-023-0002 / P36560, and 350414-1-011-0004 / P36590

**PERSONAL REPRESENTATIVE'S DEED**

- 1. GRANTOR.** The undersigned Grantors, John P. Janicki and Michael F. Janicki, are the duly appointed, qualified and acting co-personal representatives of the Estate of Ann C. Janicki, deceased.
- 2. ESTATE.** Ann C. Janicki died on September 17, 2013. On September 26, 2013 the Will of Ann C. Janicki dated November 17, 1989 was admitted to probate and Grantors were appointed personal representatives in the State of Washington Superior Court of Skagit County in Cause No. 13-4-00354-6.
- 3. NONINTERVENTION POWERS.** By Order of Solvency entered on September 26, 2013 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.
- 4. DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Ann C. Janicki was interest in the real property described below:

**PARCEL A:**

THE SOUTH 278 FEET OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT ROAD;

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20153686  
SEP 11 2015

Amount Paid \$8905.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

AND EXCEPT THE SOUTH 15 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF COUNTY ROAD RUNNING ALONG THE EAST LINE OF SAID SUBDIVISION, THAT IS 278 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE NORTH ALONG SAID ROAD 167 FEET; THENCE WEST TO A POINT ON THE WEST LINE OF SAID SUBDIVISION THAT IS 398 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 120 FEET; THENCE EAST TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**PARCEL C:**

THE EAST HALF OF THE FOLLOWING DESCRIBED TRACT, TO-WIT:

THAT PORTION OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING NORTH OF THE RIGHT OF WAY OF THE NORTHERN PACIFIC RAILROAD COMPANY.

EXCEPT COUNTY ROAD RIGHTS OF WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

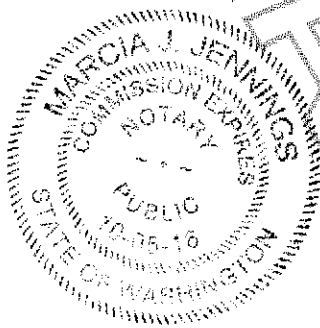
5. **CONVEYANCE:** Grantor hereby conveys and quitclaims to Christopher Schaffner and Laura Anne Schaffner, husband and wife, the above Described Property, together with all after acquired title of the grantor therein.



STATE OF WASHINGTON)  
 ) ss.  
COUNTY OF SKAGIT )

On this 10<sup>th</sup> day of September, 2015, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Michael F. Janicki, to me known to be the individual who signed as Personal Representative of the Estate of Ann C. Janicki, deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

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



Marcia J. Jennings  
NOTARY PUBLIC in and for the  
State of Washington  
residing at: Sedro-Woolley  
My appointment expires: 10/5/2016