



201512140063  
Skagit County Auditor  
12/14/2015 Page 1 of 3 10:51AM \$75.00

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

After Recording, Return To:

Virginia C. Antipolo-Utt  
ANTIPOLO & PAUL LAW FIRM, P.S.  
2825 Colby Avenue, Suite 301  
Everett, WA 98201

20155016  
DEC 14 2015

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

Grantor: Patricia R. Stowe, as Personal Representative of the Estate of Thomas C. Stowe  
Grantee: Patricia R. Stowe, an unmarried person

Legal Description (abbreviated): (.8100 ac) POTTER'S TO FIDALGO CITY ALL OLIVER AVE & ALLEYS & W 1/2 WOODLAND ST & S 1/2 & S 1/2 N 1/2 STAR ST & LTS 1 TO 14 BLK 320 & 1 TO 7 BLK 321 TGW TDLDS LESS TAX 1 & LESS S 370FT THOF

Assessor's Tax Parcel No: 4106-321-007-0206 (GEO PARCEL NUMBER P73459)

**PERSONAL REPRESENTATIVE'S DEED**

The undersigned **GRANTOR, PATRICIA R. STOWE**, as the duly appointed, qualified and acting Personal Representative of the Estate of Thomas C. Stowe, deceased, in the Snohomish County Superior Court, Probate Cause No. 15-4-00389-1, and not in her individual capacity, and as authorized by Order of Solvency entered in the probate to settle the Estate of Thomas C. Stowe, deceased, without intervention of court, does hereby grant, transfer, bargain, sell, convey and confirm to **PATRICIA R. STOWE**, individually, an unmarried person, as **GRANTEE**, a ONE HUNDRED PERCENT (100%) interest, in the following described real property situated in Skagit County, State of Washington, together with all after-acquired title therein:

PARCEL "C": Lots 1 to 14, inclusive, of vacated Block 320; Fractional Lots 1 to 7, inclusive, of vacated Block 321 of "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH the vacated alleys of both Block 320 and 321; all of vacated Oliver Avenue between said Blocks 320 and 321; the vacated West 1/2 of Woodland Avenue abutting Block 320; the vacated South 1/2 of Stewart Street and the vacated North 1/2 of Starr Street lying West of the centerline of Woodland Avenue which upon vacated reverted to said premises by operation of law. Together with the South 1/2 of the vacated North 1/2 of Stewart Street lying East of the West Line of the Southerly extension of the

ORIGINAL

West line of the alley in Block 298 of said Plat and lying Westerly of the centerline of Woodland Avenue as shown on said Potter's Plat to Fidalgo City.

ALSO TOGETHER WITH those tidelands of the second class, situate in front of, adjacent to or upon that portion of the government meander line and described in that certain instrument from Fred Eyre, a widower, to Fred Morelan and Kathryn Morelan, husband and wife, dated August 18, 1926 and recorded August 30, 1926 under Auditor's File No. 196865, and in that certain instrument from Agaton Olson and Bertha Olson, husband and wife, to Fred Morelan and Kathryn Morelan, husband and wife, dated October 28, 1927 and recorded November 14, 1927 under Auditor's File No. 208598.

EXCEPTING from the above, those portions conveyed by W.R. Morelan, George E. Morelan, and Frederick Morelan to Goodyear Nelson Hardwood Lumber Company, Inc., by those instruments recorded June 18, 1969 under Auditor's File Nos. 727847 and 727848. All in Section 24, Township 34 North, Range 1, East, W.M.

EXCEPTING from all the premises above described the South 370 feet thereof, measured at right angles to Starr Street.

PARCEL "D": That portion of the "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASHINGTON", as per plat recorded in volume 2 of plats, page 77, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 8, Block 298 of said plat; thence North along the West line of the vacated alley in said Block 298, a distance of 50 feet; thence East parallel to the South line of Blocks 298 and 299; and said Block lines extended Easterly, to the centerline of vacated Woodland Avenue; thence South along the centerline of vacated Woodland Avenue to the South line of the North ½ of the vacated North ½ of Stewart Street; thence West along the South line of said North ½ of the vacated North ½ of Stewart Street to a point South of the point of beginning; thence North to the point of beginning; EXCEPT the West 150 feet thereof.

Including non-exclusive easements for utilities which are appurtenant to and for the use and benefit of the premises as specialized in documents recorded February 16, 1978 under Auditor's File No. 873909 and 873910.

SUBJECT TO:

(1) Reservation contained in deed from the State of Washington recorded under Auditor's File Nos. 150572 and 208198, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

(2) Right in the general public to the unrestricted use of all the waters of a navigable body of water not only for the primary purpose of navigation, but also for corollary purposes;

