

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



201608310057

Skagit County Auditor \$76.00  
8/31/2016 Page 1 of 4 11:38AM

CHICAGO TITLE  
620028161

PERSONAL REPRESENTATIVE'S DEED

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GRANTOR: Estate of James W. Nickerson, by  
Linda Lee Dixon, Personal Representative.

GRANTEE: James Hall and Anissa Hall, husband and wife.

ADDRESS: 21759 Sterling Drive  
Sedro-Woolley, WA 98284

LEGAL DESCRIPTION: Lot 12 "METCALF'S ADDITION" as per plat recorded in  
Volume 7 of Plats, page 41, records of Skagit County, State  
of Washington.

PARCEL NUMBER: P67429

SUBJECT TO: Easements, restrictions and reservations of record.

REFERENCE: 201205150014

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163854

AUG 31 2016

Amount Paid \$ 3298  
Skagit Co. Treasurer  
By *mem* Deputy

1. **Grantor.** Linda Lee Dixon, as the duly appointed, qualified, and acting Personal Representative of the Estate of James W. Nickerson, deceased.
2. **Grantee.** James Hall and Anissa Hall, husband and wife, as their community property.
3. **Decedent's Estate.** James W. Nickerson died testate on May 1, 2016. Grantor was appointed as Personal Representative of the Estate of James W. Nickerson in the State of Washington, Superior Court for Skagit County, No 16-4-00241-2, on June 15, 2016. By order of the Superior Court, Grantor is authorized to settle the estate without further court intervention or supervision.
4. **Real Property.** Among the assets of Decedent's estate is Decedent's interest in the real property described above, located in Skagit County, Washington.
5. **Consideration.** This conveyance is made in consideration of the bequest in the Last Will & Testament of James W. Nickerson.
6. **Conveyance.** Grantor, as Personal Representative of the estate of James W. Nickerson, conveys, grants and quitclaims to James Hall and Anissa Hall, husband and wife, as their community property, 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.
7. **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 30 day of August, 2016.

ESTATE OF JAMES W. NICKERSON

  
LINDA LEE DIXON



