



201609070069

Skagit County Auditor \$76.00
9/7/2016 Page 1 of 4 11:29AM

~~201608310057~~

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

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

CHICAGO TITLE
620028161

****RE-RECORD TO CORRECT
LEGAL DESCRIPTION****

PERSONAL REPRESENTATIVE'S DEED

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: **D**
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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163983
SEP 07 2016

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163854
AUG 31 2016

Amount Paid \$ 3298.00
Skagit Co. Treasurer
By mam Deputy

- UNOFFICIAL DOCUMENT
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

SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

MAVIS E. BETZ, CO. CLERK
Deputy

JUN 15 2016

SKAGIT COUNTY, WASH
FILED

ESTATE OF: JAMES W. NICKERSON Deceased	CASE NO. 16-4-00241-2 LETTERS TESTAMENTARY
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1.1 The last will of JAMES W. NICKERSON late of Skagit County was duly exhibited proven and recorded in this court on JUNE 15, 2016.

1.2 In that will LINDA LEE DIXON named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LINDA LEE DIXON is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 15, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on JUNE 15, 2016.

I further certify that these letters are now in full force and effect.

DATED _____ MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____ Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 8-18-16



MAVIS E. BETZ, County Clerk
By: Ashley Kness
Deputy Clerk