



201706270042

Skagit County Auditor

\$76.00

6/27/2017 Page

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4 11:58AM

**Return Address:**

PHILLIPS ESTATE LAW  
Douglas L. Phillips, Esq.  
10655 NE 4<sup>th</sup> Street, Suite 701  
Bellevue WA 98004

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's Special Warranty Deed

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

201404210092

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

Nelson, Julie D., as Personal Representative of the Estate of Frances Arlene Nelson a/k/a Arlene Nelson and Arlene D. Nelson), Deceased

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

Nelson, Julie D., 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

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

**PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED**

1. **GRANTOR.** The undersigned Grantor, JULIE D. NELSON, as the duly appointed, qualified and acting Personal Representative of the Estate of Frances Arlene Nelson (a/k/a Arlene Nelson and Arlene D. Nelson), Deceased. A true and correct copy of the Letters Testamentary issued to the Personal Representative is attached hereto, and incorporated herein by this reference.
2. **ESTATE.** FRANCES ARLENE NELSON ("Decedent") died on October 1, 2016, and JULIE D. NELSON was appointed Personal Representative on October 17, 2016, in the State of Washington Superior Court for King County in Cause No. 16-4-06120-3 SEA ("probate proceedings").
3. **NONINTERVENTION POWERS.** By Order of Solvency entered on October 17, 2106, 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 Frances Arlene 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 DECEDENT'S INTEREST IN DESCRIBED PROPERTY.** Grantor hereby grants, bargains, sells and conveys to Grantee, JULIE D. NELSON, a single person, all of the Described Property

6. 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: June 27, 2017.

Julie D Nelson  
Julie D. Nelson, as Personal Representative of the Estate of Frances Arlene Nelson a/k/a Arlene Nelson and Arlene D. Nelson, Deceased

STATE OF WASHINGTON

COUNTY OF SKAGIT

On this 27<sup>th</sup> day of June 2017, personally appeared before me JULIE D. NELSON to me known to be the individual described in and who executed the within instrument as Personal Representative of the Estate of Frances Arlene Nelson (a/k/a Arlene Nelson and Arlene D. 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.

(SEAL)



Lucy A Kelly  
Printed name: Lucy A Kelly  
Notary Public in and for the State of Washington, residing at La Conner  
My appointment expires 1-30-2021

20172835  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 27 2017

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

**CERTIFIED  
COPY**

FILED  
16 OCT 17 PM 1:42

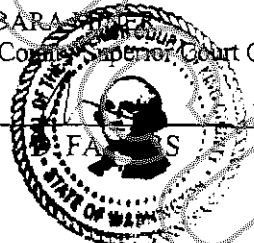
IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  FRANCES ARLENE NELSON AKA ARLENE NELSON  DECEASED	NO: 16-4-06120-3 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on OCTOBER 17, 2016 . It appears in and by said will that: JULIE D. NELSON is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: October 17, 2016.

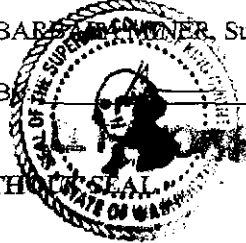
BARBARA MINER  
King County Superior Court Clerk  
By: \_\_\_\_\_ Deputy Clerk



STATE OF WASHINGTON )  
County of King )

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date OCT 17 2016.

BARBARA MINER, Superior Court Clerk  
By: \_\_\_\_\_, Deputy Clerk



• NOT OFFICIAL WITHOUT SEAL