

RETURN NAME & ADDRESS

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201711030123

Skagit County Auditor

\$76.00

11/3/2017 Page

1 of

3 3:36PM

Please print neatly or type information

Document Title(s)

Personal Representatives Deed

Reference Number(s) of related documents:

Additional Reference #'s on page _____

Grantor(s) (Last, First, and Middle Initial)

Tingley, Melvin R. - PR of Tingley Estate

Additional Grantors on page _____

Grantee(s) (Last, First, and Middle Initial)

Tingley, Jack V.; Tingley, Melvin R.; Tingley-Darrah, Linda N.
Tingley, Timothy J.; and Tingley-Beam, Tina M.

Additional Grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or section, township, range, quarter/quarter)

MOORE'S Garden Plat Lots 15 and 16 and North west Quarter
of Section 19 of Lots 4 and 5

Complete legal on page 1

Assessor's Property Tax Parcel/Account Number

P67551, P67550, and P67588

Additional parcel #'s on page _____

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

*I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature of Requesting Party

FILED FOR RECORD AT REQUEST OF:

Gary L. Baker, Esq.
Attorney at Law
1802 Grove Street
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 5223
NOV 03 2017

Amount Paid \$0
Skagit Co. Treasurer
By *[Signature]* Deputy

PERSONAL REPRESENTATIVE'S DEED

1. GRANTOR; NONINTERVENTION POWERS. The undersigned Grantor, MELVIN R. TINGLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARGARET ELSIE TINGLEY, is the duly appointed, qualified and acting Personal Representative of the Estate of Margaret Elsie Tingley (the "Estate"), who died on 2/22/2016. Grantor was appointed Personal Representative of the Estate on 3/24/2016, in the Superior Court of the State of Washington for Snohomish County, Cause No. 16-4-00495-0 (the "Probate Proceedings"). By Order of Solvency entered on 3/24/2016, in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

2. DESCRIBED PROPERTY. Included among the property of the Estate was Margaret Elsie Tingley's interest in the real property described as follows (the "Described Property"), which was property of Margaret Elsie Tingley at the time of the death of Margaret Elsie Tingley.

DESCRIPTION

Parcel A: Lots 15 and 16, "MOORE'S Garden Plat", according to the plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

Parcel B: That portion of the following described tract of land lying northwesterly of the plat of "Moore's Garden Plat", according to the plat recorded in Volume 7 of plats, page 10, records of Skagit County, Washington, and southwestery of the northeasterly line of Lot 15 of said plat, extended northwesterly; that position of Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 19 and Lots 4 and 5 of Section 18, all in Township 34 North, Range 4 East, W.M., described as follows:


Beginning at a point 828.3 feet South of the Northwest corner of Section 19; running thence South along the Westerly line of said Section 19, 289.7 feet; thence North 54° 08' East 2190 feet, more or less, to the Skagit River; thence westerly along the said Skagit River 418.2 feet more or less, to the most easterly corner of a track known as the Peter McKinnon Tract; thence Southwestery along the Southeasterly line of said McKinnon Tract to the point of beginning.

3. CONFIRMATION OF INTEREST IN DESCRIBED PROPERTY. Grantor hereby confirms and quit claims the Described Property to the heirs as follows: Jack V. Tingley (25% interest), Linda N. Tingley Darrah (25% interest), Melvin R. Tingley (25% interest), Tina M. Tingley Beam (12.5% interest), and Timothy J. Tingley (12.5% interest), which represents all interests of Margaret Elsie Tingley in the Described Property.

4. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY. Grantor hereby bargains, sells and conveys the Described Property to the heirs as follows: Jack V. Tingley (25% interest), Linda N. Tingley Darrah (25% interest), Melvin R. Tingley (25% interest), Tina M. Tingley Beam (12.5% interest), and Timothy J. Tingley (12.5% interest), all interests of Margaret Elsie Tingley in the Described Property.

5. LIMITATION OF COVENANTS. Grantor expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication.

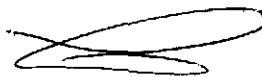
DATED this 20 day of October, 2017.


Melvin R. Tingley as Personal Representative of the Estate of Margaret Elsie Tingley, Deceased, and not in his individual capacity

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

On this day personally appeared before me Melvin R. Tingley, Personal Representative of Tingley Estate, to me known to be the individual described in and who executed the within and foregoing instrument as Personal Representative of the Estate of Margaret Elsie Tingley, Deceased, and acknowledged that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 20th day of October, 2017.



NOTARY PUBLIC in and for the State of Washington, residing at Lynnwood, WA
My commission expires: April 28, 2020

LESLEIGH R. ROSEN
NOTARY PUBLIC
STATE OF WASHINGTON
MY COMMISSION EXPIRES
APRIL 28, 2020