

06/01/2018 10:10 AM Pages: 1 of 2 Fees: \$75.00 Skapit County Auditor

FILED FOR RECORD AT REQUEST OF:

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S. 2828 NORTHWEST AVENUE BELLINGHAM, WA 98225

ONCE RECORDED RETURN TO:

ELDER LAW OFFICES OF BARRY M. MEYERS, P.S. 2828 NORTHWEST AVENUE BELLINGHAM, WA 98225

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20/82802 JUN 0 1 2018

Amount Paid SO Skagit Co. Treasurer By Juan Deputy

PERSONAL REPRESENTATIVE'S DEED

(Distribution of Real Property from Testate Estate)

Grantors: The Estate of FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON

Grantees: KIRSTI E. CHARLTON Assessor's Parcel No.: P49722

Abb'd legal: (15.1300 ac) (DFL-2015) C/U TTR#1-2004 AF#200412280161 2005 TRANSFER

FROM FARM AND AG O/S#22 AF#8401260025 1985 SHORT PLAT#PL04-0297

AF#200503220048 LOT B-4 BEING A PORTION OF LOT LOT B SHORT PLAT#PL03-0411

AF#200309160141 LOCATED

- 1. Grantors. I, KIRSTI E. CHARLTON, am the duly appointed, qualified, and acting Personal Representative of the estate of FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON, deceased, WHATCOM, Washington, Superior Court Case No. 17-4-00555-37.
- **2. Grantee(s).** The Grantee is KIRSTI E. CHARLTON, the beneficiary(s) of FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON'S Will.
- **3. Decedent's Estate.** Decedent, FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON, died on April 19, 2017, with a validly executed Will dated March 17, 2006. On November 8, 2017, Grantor was appointed Personal Representative of Decedent FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON'S Will and granted Nonintervention Powers for the administration of Decedent's estate.
 - 4. Beneficiaries. KIRSTI E. CHARLTON is the beneficiary of Decedent's estate.
- 5. Real Property. Among the assets of Decedents' estate is the following described real property, and all improvements thereon, located in SKAGIT county, Washington:

Lot B-4 of the Charlton Estates Short plate # PL04-0297 filed under Auditor's File number 200503220048 which is a portion of Lot B under Short Plat No. PL03-0411 filed under Auditor's File Number 200309160141 in the NE 1/4 of the SW 1/4 and in the NW 1/4 of the SW 1/4 of Section 21, Township 36 N Range 4 E., W.M. in Skagit County, Washington.

Subject to all covenants, conditions, restrictions, assessments and easements of record.

- 6. Consideration. This conveyance is made in consideration of the Grantee being Beneficiary under the terms of FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON'S Will.
- 7. Conveyance. Grantor conveys, grants, and quitclaims to KIRSTI E. CHARLTON all of the interest of Decedent's estate in the real property, and all improvements thereon, described in this Deed (together with all after-acquired title of the Grantor to the real property), which interest represents Decedent's interest in the real property, and all improvements thereon at her death.

Dated this 26 day of April

Estate of FRED LOUIS CHARLTON a/k/a FREDRICK LOUIE CHARLTON, Deceased

By: KIRSTI E. CHARLTON, Personal Representative

STATE OF WASHINGTON

COUNTY OF ___

I certify that I know or have satisfactory evidence that KIRSTI E. CHARLTON is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this day of 2018.

(Printed Name of Notary Public)

NOTARY PUBLIC for State of Washington

Residing in: whatcom Count

My appointment expires: 10-(3-19