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04/15/2022 01:45 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Gregory Deane
Personal Representative of the Estate of Lavern M. Deane
15739 Yokeko Drive
Anacortes, WA 98221

2022 1575
APR 15 2022

Amount Paid \$
By Skagit Co. Treasurer Deputy

PERSONAL REPRESENTATIVE'S DEED

GRANTOR: **Gregory Deane**, Personal Representative of the Estate of Lavern Deane

GRANTEES: **Gregory H. Deane, Patricia D. Rosellini, and Erin N. Lowry**, beneficiaries of the Estate of Lavern Deane.

1. Grantor. I, **Gregory Deane**, am the duly appointed, qualified, and acting Personal Representative of the Estate of Lavern Deane, deceased, Skagit County, Washington, Superior Court Case No. 17-4-00137-6.

2. Grantees. The Grantees are **Gregory H. Deane, Patricia D. Rosellini, and Erin N. Lowry**, surviving beneficiaries of the Estate of Lavern Deane.

3. Decedent's Estate. Decedent Lavern Deane died testate on January 7, 2017. On March 29, 2017, Decedent's *Will* was admitted to probate and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

4. Will Provision. **Gregory H. Deane, Patricia D. Rosellini and Erin N. Lowry**, as beneficiaries under Article 6.1 of Decedents Will. Decedent's spouse, **Ila June Deane**, and daughter, **Suzanne Sarah Ruppert**, predeceased Decedent. **Erin N. Lowry** is the surviving beneficiary of **Suzanne Sarah Ruppert**.

5. Real Property. Among the assets of Decedent's estate are the following described real properties located in Skagit County, Washington.

PARCEL NO. P61747 XrefID: 3856-000-047-0004

SITE ADDRESS: 5316 Guemes Island Road, Anacortes, WA 98221

LEGAL DESCRIPTION: (0.2100 ac) FIRST ADD TO ALVERSON'S CAMP TRS LOT 47

PARCEL NO. P19126 XrefID: 340111-0-018-0006

SITE ADDRESS: 13160 Deane Drive, Anacortes, WA 98221

LEGAL DESCRIPTION: ((1.2300 ac) PTN GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., BEG ON W LI SD LT 1553.93FT N OF SW C THOF TH W 4-09 E ALG W LI LT 4100.0FT TH S 85-51 E 535.88FT TO SHRLN LK ERIE TH SELY ALG SD SHRLN TAP BEARS S 85-51 E 546.3FT FR POB TH N 85-51 W 546.3FT TPB

PARCEL NO. P64848 **XrefID:** 3897-000-001-0009

SITE ADDRESS: 13177 Deane Drive, Anacortes, WA 98221

LEGAL DESCRIPTION: (0.5400 ac) DEANE'S LAKE ERIE TRACTS, LOT 1, ACRES 0.54, EXCEPT THAT PORTION LYING SOUTH OF THE SOUTHERLY LINE OF THE DRAINAGE DITCH, AS IT NOW EXISTS. EXCEPT THAT PORTION LYING SOUTH OF THE SOUTHERLY LINE OF THE DRAINAGE DITCH, AS IT NOW EXISTS.

PARCEL NO. P131267 **XrefID:** 360136-2-001-0100

SITE ADDRESS: Anacortes, WA 98221

LEGAL DESCRIPTION: (0.2600 ac) THE NORTHEASTERLY 75.00 FEET OF THE SOUTHEASTERLY 150.24 FEET OF LOT 1 OF SKAGIT SHORT PLAT NO. 91-093 AS APPROVED OCTOBER 11, 1992, AND RECORDED SEPTEMBER 16, 1992, IN VOLUME 2 OF SHORT PLATS, PAGE 118, UNDER AUDITOR'S FILE NO. 9209130031, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOTS 1 THROUGH 3, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 1 EAST OF THE W.M.

PARCEL NO. P46868 **XrefID:** 360136-0-015-0503

SITE ADDRESS: Anacortes, WA 98221

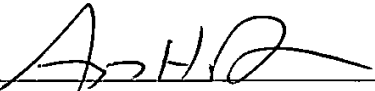
LEGAL DESCRIPTION: (0.1800 ac) 1/7 INT IN TAX 4AAAAAAB DESCRIBED AS FOLLOWS; THAT PORTION OF GOVERNMENT LOT 3, SECTION 36, TOWNSHIP NORTH, RANGE 1 EAST, W.M., BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF THE COUNTY ROAD AND THE MOST SOUTHERLY CORNER OF LOT 53, PLAT OF FIRST ADDITION TO ALVERSON'S CAMPING TRACTS; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID COUNTY ROAD, A DISTANCE OF 60 FEET; THENCE NORTH 39-58 EAST, PARALLEL TO THE SOUTHEASTERLY LINE OF SAID LOT 53 TO THE MEANDER LINE; THENCE NORTHWESTERLY ALONG SAID MEANDER LINE TO A POINT THAT BEARS NORTH 39-58 EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 39-58 WEST ALONG THE SOUTHEASTERLY LINE OF SAID LOT 53 AND SAID LINE PROJECTED TO THE POINT OF BEGINNING

6. Consideration. This conveyance is made in consideration of those statutes governing the distribution of property pursuant to the terms of a Last Will and Testament.

7. Conveyance. Grantor, in his capacity as Personal Representative and not individually, conveys, grants, and quitclaims to **Gregory H. Deane, Patricia D. Rosellini and Erin N. Lowry**, as joint tenants in common, without warranty, decedent's interest of the real property 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 at his death.

Dated this 14th day of April 2022

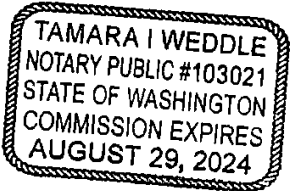
Estate of Lavern M. Deane


By: 
Gregory H. Deane, Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 14th day of April 2022 personally appeared before me Gregory H. Deane, known or proved to me to be the individual described in and who executed the within and foregoing **Personal Representative's Deed**, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF,
I have hereunto set my hand this 14th day of April 2022.




Tamara I. Weddle
NOTARY PUBLIC in and for the state of
Washington, residing at Anacortes, WA
My commission expires: August 29, 2024