

Filed for record at the request of:  
Denelle G. Reilly  
Macey-Cushman & Reilly, PLLC  
320 Dayton Street, Suite 112  
Edmonds, Washington 98020

Real Estate Excise Tax  
Exempt  
Skagit County Treasurer  
By Lena Thompson  
Affidavit No. 20240504  
Date 05/06/2024

INFORMATION FOR RECORDER:  
DOCUMENT TITLE: PERSONAL REPRESENTATIVE'S DEED  
REFERENCE NUMBERS: NOT APPLICABLE  
GRANTOR: ALLISON, NICHOLAS HART, PERSONAL REPRESENTATIVE OF  
THE ESTATE OF NANCY ELLEN FOX  
GRANTEE: ALLISON, NICHOLAS HART, AS HIS SEPARATE PROPERTY  
ABBREVIATED LEGAL DESCRIPTION: PTN TRACT B, HOLIDAY HIDEAWAY  
NO 1, VOL 8, PGS 36-42  
TAX PARCEL NUMBER: P66101 / 3926-009-002-0004  
PROPERTY ADDRESS: 7202 CHANNEL VIEW DRIVE, ANACORTES, WA 98221

**PERSONAL REPRESENTATIVE'S DEED  
(Bargain and Sale Deed)**

GRANTOR: NONINTERVENTION POWERS. The undersigned Grantor, Nicholas Hart Allison, is the duly appointed, qualified and acting Personal Representative of the Estate of Nancy Ellen Fox, who died on May 24, 2023. Grantor was appointed Personal Representative of the Estate on July 7, 2023 in the Superior Court of the State of Washington for King County, under Cause No. 23-4-04699-1 SEA. By order entered on July 7, 2023 in the probate proceedings, Grantor was granted non-intervention powers and is authorized to settle the Estate without further court intervention or supervision.

DESCRIBED PROPERTY. Included among the property of the Estate of Nancy Ellen Fox was her interest in the real property described as follows ("Described Property"):

PARCEL A:  
TRACT "B", PLAT OF HOLIDAY HIDEAWAY NO. 1, ACCORDING  
TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS,  
PAGES 36 THROUGH 42, RECORDS OF SKAGIT COUNTY,  
WASHINGTON;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY LINE OF SAID TRACT "B" LYING SOUTH 26°42'09" WEST THEREON 195.35 FEET FROM THE MOST EASTERLY CORNER OF SAID TRACT "B";

THENCE CONTINUING SOUTH 26°42'09" WEST A DISTANCE OF 343.34 FEET, MORE OR LESS, TO THE APPROXIMATE LINE OF ORDINARY HIGH TIDE;

THENCE NORTHWESTERLY ALONG SAID APPROXIMATE LINE OF ORDINARY HIGH TIDE 350 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH A LINE, PRODUCED SOUTHWESTERLY, LYING 100 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWESTERLY LINE OF THE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 351 OF DEEDS, PAGE 726, UNDER AUDITOR'S FILE NO. 676873, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH 70°24'58" EAST A DISTANCE OF 325 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF CYPRESS DRIVE AS SHOWN ON SAID PLAT;

THENCE SOUTHEASTERLY, ALONG SAID CENTER LINE 100 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SITUATED IN SKAGIT COUNTY, WASHINGTON

PARCEL B:

AN EASEMENT FOR PURPOSES OF INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER, UNDER, THROUGH AND ACROSS THAT PORTION OF TRACT "B" IN THE PLAT OF HOLIDAY HIDEAWAY NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGES.313 THROUGH 42, RECORDS OF SKAGIT COUNTY, WASHINGTON; DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID TRACT;

THENCE SOUTH 26°42'09" WEST ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 195.35 FEET TO THE CENTER LINE OF CYPRESS WAY AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 26°42'09" WEST ALONG SAID SOUTHEASTERLY LINE 26.23 FEET;

THENCE SOUTH 70°24'58" WEST 144.57 FEET TO THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 15.71 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 19°35'02" EAST A DISTANCE OF 25.36 FEET TO INTERSECT THE ARC OF A CURVE AT A POINT FROM WHICH THE CENTER LIES SOUTH 10°24'58" WEST AND 40.00 FEET DISTANT;

THENCE SOUTHEASTERLY, SOUTHWESTERLY, NORTHWESTERLY AND NORTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 300°00'00" AN ARC DISTANCE OF 209.44 FEET;

THENCE NORTH 19°35'02" WEST A DISTANCE OF 55.36 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 70°24'58" EAST A DISTANCE OF 193.65 FEET TO INTERSECT THE CENTER LINE OF SAID CYPRESS WAY AT A POINT ON A CURVE FROM WHICH THE CENTER LIES NORTH 72°48'04" EAST AND 300.00 FEET DISTANT;

THENCE SOUTHERLY ALONG SAID CENTER LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 4°10'41" AN ARC DISTANCE OF 21.88 FEET TO THE POINT OF BEGINNING;

SITUATED IN SKAGIT COUNTY, WASHINGTON

SUBJECT TO all encumbrances, rights, restrictions, reservations, exceptions, covenants, and easements apparent or of record.

CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY.

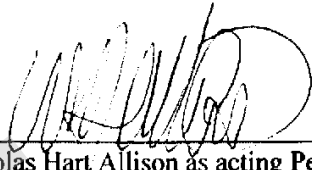
Grantor, as Personal Representative of the Estate of Nancy Ellen Fox, for no

consideration but in distribution of the above-mentioned Estate. bargains, sells, and conveys to Nicholas Hart Allison, as his separate property, Grantec, the Decedent's entire interest in the Described Property.

Nicholas Hart Allison shall have a 100% interest in the real estate after this conveyance.

**LIMITATION OF COVENANTS.** Grantor executes this instrument solely in his fiduciary capacity on behalf of the Estate of Nancy Ellen Fox. Grantor covenants only: that Grantor is authorized to make this conveyance in such fiduciary capacity on behalf of such estate; and that Grantor, in such fiduciary capacity will warrant and defend the above-described real estate against all persons lawfully claiming through or under Grantor in such fiduciary capacity. Grantor, for himself and Nancy Ellen Fox's successors-in-interest, hereby disclaims any and all other warranties or covenants, whether express or implied. No recourse may be had against Nicholas Hart Allison; any further recourse hereunder is to be had only against the Estate of Nancy Ellen Fox.

Dated: May 3, 2024



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Nicholas Hart Allison as acting Personal Representative of the Estate of Nancy Ellen Fox and not in his individual capacity.

