UNOFFICIAL DOCUMENT

200304040001
Skagit County Auditor
4/4/2003 Page 1 of 2 8:33AM

Filed for Record at request of and return to:

Stiles & Stiles Inc. P.S.
P.O. Box 228 / 925 Metcalf Street
Sedro Woolley, WA. 98284

Grantor(s) William A. Stiles Jr., Personal Representative of the Estate of Ida Maxine Breier, Skagit County Cause No. 02-4-00103-3

Grantee(s) Kevin P. Breier, a single man

Legal : Lot 5 Bingham Place Second Addition

Tax Parcel # Skagit County Treasurers No. 4525-000-005-0003 (R83789)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#15760
APR 03 2003
Amount Paid $ -0-
Skagit Co. Treasurer
By Deputy

PERSONAL REPRESENTATIVE'S DEED

1. **GRANTOR**. The undersigned Grantor, WILLIAM A. STILES JR. is the duly appointed, qualified and acting personal representative of the Estate of IDA MAXINE BREIER, deceased.

2. **ESTATE**. IDA MAXINE BREIER died on March 30, 2002. On April 26, 2002 the Will of Ida Maxine Breier dated October 19, 2001 was admitted to probate and Grantor was appointed personal representative in the State of Washington Superior Court of Skagit County in Cause No. 02-4-00103-3.

3. **NONINTERVENTION POWERS**. By Order of Solvency entered on April 26, 2002 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED REAL PROPERTY.** Included among the property of the Estate of Ida Maxine Breier, was her interest in the real property described as follows which was the sole property of Ida Maxine Breier at the time of her death:

> Lot 5, "PLAT OF BINGHAM PLACE SECOND ADDITION", as per plat recorded in Volume 14 of Plats, page 103, records of Skagit County, Washington.

5. **WILL PROVISION; CONSIDERATION** The Will provided in Article Two that the residence located at 1112 State Street in Sedro Woolley, Washington be given to Kevin Breier. This conveyance is made in consideration of the direction in the Will and the agreement of the beneficiaries.

6. **CONVENANCE**: Grantor hereby conveys and quitclaims to Kevin P. Breier, a married man, as his separate property, the above Described Property, together with all after acquired title of the grantor therein.

7. **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: April 2, , 2003.

William A. Stiles Jr. as Personal Representative of the Estate of Ida Maxine Breier, deceased, and not in his individual capacity

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 2 day of April, 2003, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared William A. Stiles Jr. to me known to be the person who signed as Personal Representative of the Estate of Ida Maxine Breier, Deceased, and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

KATHY M. METCALF NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES APRIL 12, 2006

Kathy M. Metcalf
NOTARY PUBLIC in and for the State of Washington residing at: Sedro-Woolley
My appointment expires: 4-12-2006

200304040001
Skagit County Auditor
4/4/2003 Page 2 of 2 8:33AM

UNOFFICIAL DOCUMENT