



200705180054
Skagit County Auditor

FILED FOR RECORD AT REQUEST OF:

5/18/2007 Page

1 of

2 10:28AM

GARY SYTSMA
3406 Crestline Place
Bellingham, WA 98226

FIDUCIARY'S DEED

GRANTOR: GARY SYTSMA, Personal Representative
of the Estate of LUELLA IRENE SYTSMA

GRANTEES: GARY SYTSMA, DEBRA VanDERHAGE, and ALLEN SYTSMA

REFERENCE NUMBER ON RELATED DOCUMENT:
PARCEL ACCOUNT NUMBERS:

200102230023
43570021060000

1. LUELLA IRENE SYTSMA died testate on August 31, 2006. GARY SYTSMA is the duly appointed, qualified, and acting Personal Representative of the estate under Whatcom County Superior Court Probate No. 06-4-00409-8. Pursuant to an Order Admitting Will to Probate and Order of Solvency entered on October 13, 2006, the Personal Representative is authorized without further order of the court to transfer the real property of the estate.

2. GARY SYTSMA, Personal Representative of the Estate of LUELLA IRENE SYTSMA, as Grantor, for itself and its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

3. GRANTOR CONVEYS to GARY SYTSMA, DEBRA VanDERHAGE, and ALLEN SYTSMA, each a one-third (1/3rd) undivided interest, in the following described real property located in Skagit County, Washington:

LEGAL DESCRIPTION:

Lot B-106, Lake Tyee Division III, according to plat thereof recorded in the office of the Skagit County Auditor in Volume 11 of Plats, page 68-74, inc. SUBJECT TO: Reservations, restrictions, rights, declarations and easements of record together with a membership in LAKE TYEE (formerly Lake Tyee Camp Club) and by acceptance of this deed, Buyer agrees to abide by the by-laws of Lake Tyee.

4. GRANTOR herein conveys the above described real property and any improvements located thereon in "AS IS" condition. Grantees accept this Deed and acknowledge that Grantor has made no representations or warranties concerning the physical condition of the property, Grantor has advised Grantees to have the property inspected by professional inspectors and Grantees have conducted every inspection of the property which they desire to make and accept the property in its present condition with every defect, including material defects, if any exist.

5. GARY SYTSMA, as Personal Representative for the Estate of LUELLA IRENE SYTSMA, executes this instrument solely in his fiduciary capacity on behalf of the estate. GARY SYTSMA covenants only: That GARY SYTSMA is authorized to make this conveyance in such fiduciary capacity on behalf of such estate; and that GARY SYTSMA, in such fiduciary capacity, will forever warrant and defend the above-described real estate transaction against all persons lawfully claiming through or under GARY SYTSMA, in such fiduciary capacity, and not otherwise. GARY SYTSMA, for himself and his successors-in-interest, hereby disclaims any and all other warranties or covenants, whether express or implied. No recourse hereunder may be had against GARY SYTSMA.

DATED this 23rd day of April, 2007.
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2338
MAY 18 2007

Amount Paid \$ 2
Skagit Co. Treasurer
By MHM Deputy

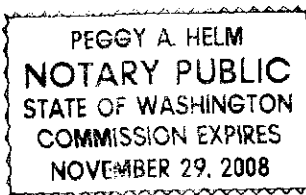
GRANTOR:

Gary Sytsma
GARY SYTSMA, Personal Representative
for the Estate of Luella Irene Sytsma

STATE OF WASHINGTON)
) : ss
COUNTY OF WHATCOM)

I hereby certify that I know or have satisfactory evidence that GARY SYTSMA is the person who signed this instrument and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes herein mentioned.

Signed and sworn to before me this 23rd day of April, 2007.



Peggy A. Helm
NOTARY PUBLIC
in and for the State of Washington
Residing at: Bellingham
My Commission expires: 11-29-08

