AFTER RECORDING RETURN TO:

James L. Bernhard
14241 59th Avenue South
Tukwila, WA 98168

201102010125
Skagit County Auditor
2/1/2011 Page 1 of 2 10:07AM

GRANTOR: James L. Bernhard, Personal Representative of the Estate of Anna M. Bernhard
GRANTEE: James L. Bernhard, a single person
LEGAL DESCRIPTION: Lot 126, Cascade River Park No. 3, an addition to Skagit County, Washington.

PARCEL NO.: 3873-000-126-0007

PERSONAL REPRESENTATIVE'S DEED

1. **Grantor.** The undersigned Grantor, James L. Bernhard, is the duly appointed, qualified and acting Personal Representative of the Estate of Anna M. Bernhard, Deceased.

2. **Estate.** Anna M. Bernhard died July 26, 2010 and James L. Bernhard was appointed personal representative on September 30, 2010 in the State of Washington Superior Court for King County in Cause No. 10-4-05609-0 KNT (the "probate proceedings").

3. **Nonintervention Powers.** By Order of Solvency entered on September 30, 2010 in the probate proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. **Described Community Property.** Included among the property of the Estate of Anna M. Bernhard, Deceased, was the Decedent's community one-half interest in real property described as follows (the "Described Community Property"):

Lot 126, Cascade River Park No. 3, an addition to Skagit County, Washington.

Commonly known as 63265 West Ross Place, Marblemount, WA 98267

5. **Confirmation of Surviving Spouse's Community Interest in Described Community Property.** Grantor hereby confirms and quit claims to James L. Bernhard an undivided fifty percent interest in the Described Community Property which interest represents the surviving spouse's interest in the property which was community property of Anna M. Bernhard and James L. Bernhard at the time of the death of Anna M. Bernhard

6. **Conveyance of Decedent's Community Interest in Described Community Property.** Grantor hereby bargains, sells, and conveys to James L. Bernhard an undivided fifty percent interest in the Described Community Property.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
288
FEB 01 2011
Amount Paid $ 0
Skagit Co. Treasurer
By MEM Deputy

UNOFFICIAL DOCUMENT

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: January 7, 2011.

Grantor, James L. Bernhard, as Personal Representative
of the Estate of Anna M. Bernhard, and not in individual capacity.

SWORN AND SUBSCRIBED before me this 7th day of January, 2011.

Signature

Antoine Daniel
Print Name

Notary Public, in and for the State of Washington, residing at Tukwila.

My commission expires April 24th, 2011

ANTOINE DANIEL NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 04-24-11

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