

AFTER RECORDING RETURN TO:

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Document Title: PERSONAL REPRESENTATIVE'S QUITCLAIM DEED
Grantor: ESTATE OF GUY C. DUNKIN

Grantee: FRANCES W. DUNKIN, a single woman
Abbreviated Legal Description: COVENTRY ON ENGLISH HILL, LOT 58
Tax / Parcel Number: 179590-0580

PERSONAL REPRESENTATIVE'S DEED

THE GRANTOR, FRANCES W. DUNKIN, in her capacity as the Personal Representative of the Estate of Guy C. Dunkin, Deceased (probated in the Superior Court of Washington for King County under Cause No. 14-4-03758-6 SEA), for and in consideration of testate distribution of the Estate under the terms of decedent's Will, hereby conveys, grants, and quit claims to the GRANTEE, FRANCES W. DUNKIN, a single woman, as her separate property, the decedent's entire interest in the following described real estate, situated in the County of King, State of Washington:

LOT 58 OF CONVENTRY ON ENGLISH HILL, as per plat recorded in Volume 125 of Plats, pages 50 and 51, records of King County;

Situate in the County of King, State of Washington.

Commonly known as: 17421 NE 140th Place, Redmond, WA 98052

The property conveyed herein has been quitclaimed "AS IS" and there are no structural or mechanical warranties of any kind whatsoever.

The Grantor, FRANCES W. DUNKIN, in her capacity as the Personal Representative of the Estate of Guy C. Dunkin, Deceased, executes this instrument solely in her fiduciary capacity, and hereby covenants only that she is authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said Grantor, and not otherwise, said Grantor will forever warrant and defend the above-described real estate.

DATED this 4th day of December, 2014.

Frances W. Dunkin
FRANCES W. DUNKIN
Personal Representative of the
Estate of Guy C. Dunkin, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me FRANCE W. DUNKIN, in her capacity as the Personal Representative of the Estate of Guy C. Dunkin, Deceased, to me known to be the individual described herein and who executed the within and foregoing instrument and who acknowledged to me that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4th day of November, 2014.



Gerald A. Sprute
GERALD A. SPRUTE, Notary Public
In and for the State of Washington.
Residing at Duvall, WA
My appointment expires: 08-19-2016