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STEVENS COUNTY, WASHINGTON  
TIM GRAY, AUDITOR  
AALLEN

**PERSONAL REPRESENTATIVE'S DEED**

126316 (2)

The Grantor, **STEPHEN J. KING** in his capacity as **Personal Representative of the Estate of JAMES B. KING**, Stevens County, Washington, Probate Cause No. 2017-4-00044-8, as part of the distribution of estate assets pursuant to WAC 458-61A-202(1), conveys and quit claims to **STEPHEN J. KING, a married person, as his sole and separate property**, Grantee, the following described real estate, situated in Stevens of Residence County, Washington:

Parcel No. 1672350

The SW 1/4 of the SE 1/4 of Section 24, Township 34 North, Range 37 East, W.M., in Stevens County, Washington.

Parcel No. Portion of 1672600

The W 1/2 of the NE 1/4 and the E 1/2 of the NW 1/4 of Section 25, Township 34 North, Range 37 East, W.M., in Stevens County, Washington.

EXCEPT that part of the SW 1/4 of the NE 1/4 and that part of the SE 1/4 of the NW 1/4 lying Southerly of the centerline of J.W. Askins County Road No. 659 and Revision No. 2 in Askins County Road No. 2909 also known as Scott Road.

ALSO EXCEPT That part of the NE 1/4 of Section 25, Township 34 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southeast corner of said Section 25, from which the South sixteenth corner West of Section 36, Township 34 North, Range 38 East, W.M., as shown on Record of Survey, Book 2, page 153, bears North 0°01'37" West 1440.07; thence North 37°00'51" West 3505.66 feet to the Southwest corner of the subject parcel and the True Point of Beginning; thence North 67°05'03" East 376.73 feet; thence North 08°53'10" West 151.52 feet; thence South 67°35'00" West 416.67 feet; thence South 24°07'49" East 150.66 feet to the True Point of Beginning.

No. 116716 AFFIDAVIT  
WA R.E. EXCISE TAX

AUG 01 2017

PAID 0  
STEVENS COUNTY TREASURER

As shown and described on Record of Survey recorded May 8, 2000, in Book 20 of Surveys, page 85 under Auditor's File No. 20000004390.

As further described as Parcel A on Certificate of Exemption Application No. COE 31-2017, recorded June 20th, 2017, under Auditor's File No. 20170004008.

ALSO EXCEPT that portion of the SE 1/4 of the NW 1/4 of Section 25, Township 34 North, Range 37 East, W.M., in Stevens County, Washington, lying North and East of Askins County Road now known as Scott Road.

As further described as Parcel B on Certificate of Exemption Application No. COE 31-2017, recorded June 20th, 2017, under Auditor's File No. 20170004008.

**SUBJECT TO THE FOLLOWING WELL AND WATER USE AND PIPELINE EASEMENT** granted for the benefit of the following described real property:

That part of the NE 1/4 of Section 25, Township 34 North, Range 37 East, W.M., in Stevens County, Washington, described as follows:

Commencing at the Southeast corner of said Section 25, from which the South sixteenth corner West of Section 36, Township 34 North, Range 38 East, W.M., as shown on Record of Survey, Book 2, page 153, bears North 0°01'37" West 1440.07; thence North 37°00'51" West 3505.66 feet to the Southwest corner of the subject parcel and the True Point of Beginning; thence North 67°05'03" East 376.73 feet; thence North 08°53'10" West 151.52 feet; thence South 67°35'00" West 416.67 feet; thence South 24°07'49" East 150.66 feet to the True Point of Beginning.

As shown and described on Record of Survey recorded May 8, 2000, in Book 20 of Surveys, page 85 under Auditor's File No. 20000004390.

As further described as Parcel A on Certificate of Exemption Application No. COE 31-2017, recorded June 20th, 2017, under Auditor's File No. 20170004008; hereinafter the benefitted property.

The benefitted property shall have the perpetual non-exclusive right to the water from the existing well together with the right to construct, maintain and improve the well.

There shall be a 100 foot protective radius around the well as follows:

The owners of the burdened property shall not construct, maintain or suffer to be constructed construct, maintain or suffer to be constructed or maintained upon said land of the grantor(s) and within 100 (one hundred) feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential sources of contamination, such as septic tanks and drain fields, sewer lines, underground storage tanks, roads, railroad tracks, vehicles, structures, barns, feed stations, grazing animals, enclosures for maintaining

fowl or animal manure, liquid or dry chemical storage, herbicides, insecticides, hazardous waste, or garbage of any kind or described. This covenant is binding upon the parties hereto and their heirs, successors and/or assigns.

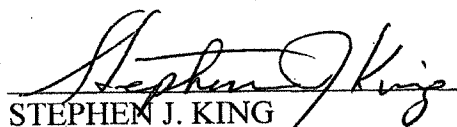
**FURTHER SUBJECT TO** an easement over the burdened property twenty feet in width (20'), namely ten feet (10') on each side of the pipeline as it now exists and one hundred feet (100') around the well to construct, maintain, repair, and improve the same. The burdened property is the same as is above described.

**SUBJECT TO** a perpetual, non-exclusive easement for ingress, egress and all utilities, over, under and upon the following described easement: A 20 foot wide easement for ingress, egress and utilities being 10 feet either side of the following described centerline, commencing at the Southwest corner of the aforementioned parcel ; thence North 24°07'49" West, 10 feet to the true point of beginning for this easement; thence South 62°18'24" West 83.17 feet; thence South 46°48'04" West 122.64 feet to the center of Scott Road, which easement is for the benefit of the benefitted property described herein.

Together with the right to construct, maintain and improve the same and keep the same free of all brush and obstructions. This easement shall run with the land and be binding on the parties hereto and on the parties successors, heirs and assigns. The burdened property is that burdened property described above

The well location, pipeline easement location, 100 foot protective well radius location, and road easement location are further shown on Exhibit A attached hereto and incorporated herein by reference.

DATED this 31<sup>st</sup> day of July, 2017.

  
STEPHEN J. KING  
Personal Representative of the Estate  
of James B. King

STATE OF WASHINGTON )  
 ) ss  
COUNTY OF STEVENS )

This is to certify that on this 31<sup>st</sup> day of July, 2017, before me a Notary Public in and for the State of Washington duly commissioned and sworn, personally came in his capacity as the Personal Representative of the Estate of James B. King to me known to be the individual described in and who executed the within instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year in this certificate first above written.



Julie L. Pierce  
NOTARY PUBLIC in and for the State  
of Washington residing in Colville.  
My commission expires 2/15/18

EXHIBIT A  
TO DEEDS SHOWING  
WELL EASEMENT, WELL PIPELINE EASEMENT,  
WELL PROTECTIVE RADIUS (100') AND  
ROAD EASEMENT SHOWING APPROXIMATE  
LOCATIONS - NOT TO SCALE - FOR  
ILLUSTRATIVE PURPOSES ONLY

