

After Recording Return To:
Skagit Law Group PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2694
JUN 29 2016

Amount Paid \$ 6
Skagit Co. Treasurer
By *Indm* Deputy



201606290058

Skagit County Auditor

\$75.00

6/29/2016 Page

1 of

3 1:33PM

SPECIAL WARRANTY DEED

GRANTOR: **PHILIP E. HAGMAN**, Personal Representative for the
Estate of **LOIS I. HAGMAN, Deceased**

GRANTEE: **PHILIP E. HAGMAN**, a married man as his separate estate

Legal Description:
Abbreviated Form: Lot 2A, SP PL-15-0191, Being A Ptn Lot 2, SP 90-85; Being
A Ptn of SE 1/4 of NW 1/4, 5-33-4 E W.M.

Additional on: Pages 1 & 2

Assessor's Tax Parcel No: 330405-2-006-0300 P127413

THE GRANTOR, **PHILIP E. HAGMAN**, in his capacity as the duly appointed, qualified, and acting Personal Representative for the Estate of **LOIS I. HAGMAN, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 14-4-00288-2, for and in consideration of distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **PHILIP E. HAGMAN**, a married man as his separate property, all of Grantor's right, title, and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

Lot 2A, Skagit County Short Plat No. PL-15-0191, approved November 2, 2015, and recorded November 2, 2015, under Skagit Auditor's File No. 201511020132 being a portion of Lot 2, Skagit County Short Plat No. 90-85, approved February 6, 1991, and recorded February 7, 1991, under Skagit County Auditor's File No. 9102070001, and being a portion of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 5, Township 33 North, Range 4 East, W.M.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

DATED: March 4, 2016.

Estate of LOIS I. HAGMAN, Deceased

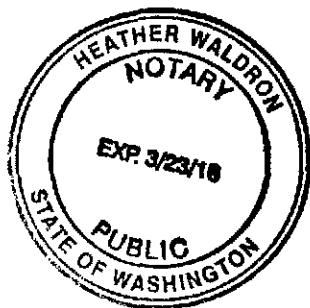
By Philip E. Hagman
PHILIP E. HAGMAN, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **PHILIP E. HAGMAN** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of LOIS I. HAGMAN, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4 day of March, 2016.



Heather Waldron

HEATHER WALDRON

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires

3-23-2018

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: LOIS I. HAGMAN Deceased	CASE NO. 14-4-00288-2 LETTERS TESTAMENTARY
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1.1 The last will of LOIS I. HAGMAN late of Skagit County was duly exhibited proven and recorded in this court on AUGUST 14, 2014.

1.2 In that will PHILIP E. HAGMAN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT PHILIP E. HAGMAN is authorized by this court to execute the will of the above decedent according to law.

DATED AUGUST 14, 2014

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY KRISTEN DENTON, Deputy Clerk

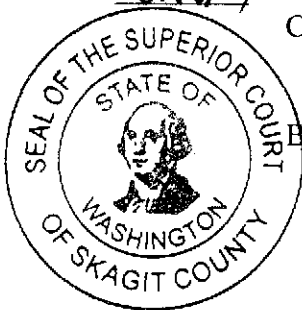
III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT)

I, NANCY SCOTT, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on AUGUST 14, 2014.

I further certify that these letters are now in full force and effect.

DATED 8/18/14 NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY Kristen Denton Deputy Clerk