



201606290086

Skagit County Auditor \$75.00
6/29/2016 Page 1 of 3 3:34PM

When recorded return to:
Bridgett Smith
Guild Mortgage Company, A California Corporation
2915 Hewitt Ave
Everett, WA 98201

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 2706
JUN 29 2016

Escrow No.: 500041666

CHICAGO TITLE
500041666

Amount Paid \$ 3885.⁴⁰
Skagit Co. Treasurer
By *Minn* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alva Christensen, Personal Representative of the Estate of Nancy Davis, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Karli Picklesimer, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF MCKIBBEN'S TRACT DIV. NO. 1, according to the plat thereof recorded in Volume 10 of Plats, page 6, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P77624 / 4181-000-005-0008,

Subject to:

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that

STATUTORY WARRANTY DEED
(continued)

said covenant or restriction is permitted by applicable law, as set forth on PLAT OF
MCKIBBEN'S TRACTS DIV. NO. 1:

Recording No: 756935

Dated: June 23, 2016

The Estate of Nancy Davis

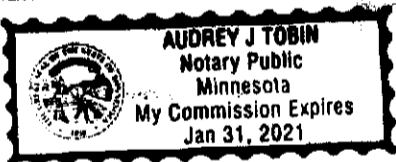
BY: Alva Christensen
Alva Christensen
Personal Representative

State of MINNESOTA
COUNTY of POPE

I certify that I know or have satisfactory evidence that ALVA CHRISTENSEN

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Personal Representative of The estate of Nancy Davis to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6/25/2016



Audrey J. Tobin
Name: AUDREY J. TOBIN
Notary Public in and for the State of MINNESOTA
Residing at: 27427 MEADOWBROOK ROAD W.
My appointment expires: 4/30/2021 CANTONVILLE MN
56278

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

SKAGIT COUNTY, WASH
FILED

JAN 22 2016

MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: NANCY ANNETTE DAVIS Deceased	CASE NO. 16-4-00020-7 LETTERS TESTAMENTARY
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1.1 The last will of NANCY ANNETTE DAVIS late of Skagit County was duly exhibited proven and recorded in this court on JANUARY 22, 2016.

1.2 In that will ALVA CHRISTENSEN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED JANUARY 22, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS BETZ, 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 JANUARY 22, 2016.

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

DATED _____ MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 6-29-16

BY _____ Deputy Clerk



MAVIS E. BETZ, County Clerk
BY *Merry Kras*
Deputy Clerk