



201607250095

Skagit County Auditor \$76.00
7/25/2016 Page 1 of 4 12:57PM

When recorded return to:
Mark W. Stivers
1925 Lindsay Loop
Mount Vernon, WA 98274

Filed for record at the request of:
TICOR TITLE COMPANY
701 5th Ave., Ste. 2560
Seattle, WA 98104

③
TICOR TITLE
70052013

Escrow No.: 70052013

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Estate of June M. Dowe, Deceased
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Mark W. Stivers, an unmarried person and Tina Campbell, an unmarried person

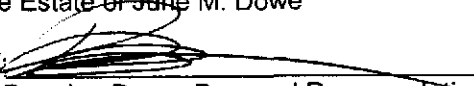
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 48, Maddox Creek P.U.D. Phase 1, as per plat recorded in Volume 16 of plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P109342, 4681-000-048-0000


Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

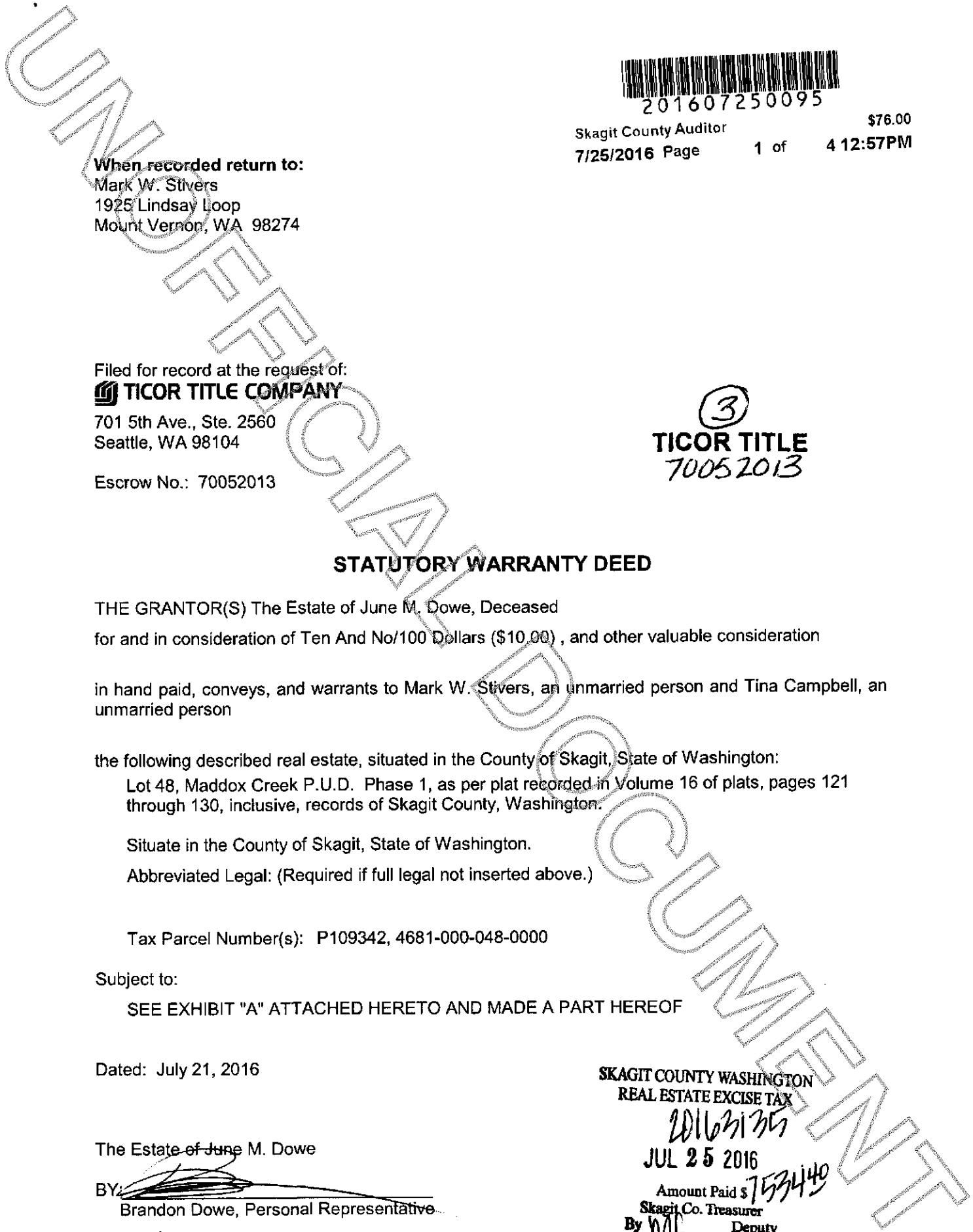
Dated: July 21, 2016

The Estate of June M. Dowe
BY: 
Brandon Dowe, Personal Representative

BY: 
Kimberly J. Hanna, Personal Representative

BY: 
Justin Dowe, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20160725
JUL 25 2016
Amount Paid \$ 753440
Skagit Co. Treasurer
By  Deputy



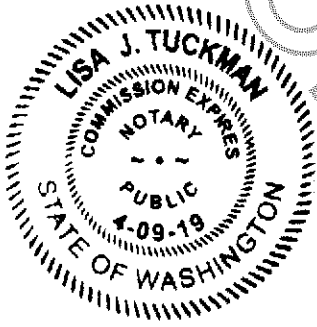
STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Brandon Dowe,
Kimberly J. Hanna, Justin Dowe
is/are the person(s) who appeared before me, and said person(s) 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 Representatives of The Estate of June M. Dowe to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 22, 2014



Lisa J. Tuckman
Name: Lisa J. Tuckman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 04/09/19

UNRECORDED ORIGINAL DOCUMENT

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 said covenant or restriction is permitted by applicable law, as set forth on Maddox Creek PUD, Phase 1:

Recording No.: 9609090082

2. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 9, 1996
Recording No.: 9609090083

3. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 20, 1996
Recording No.: 9609200054

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 3, 2000
Recording No.: 200011030078

4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: September 20, 1996
Recording No.: 9609200055

5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Maddox Creek Master Community Association
Recording Date: September 20, 1996
Recording No.: 9609200054

SKAGIT COUNTY, WASH
FILED

MAY 16 2016

MAVIS E. BETZ, CO. CLERK
Deputy

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF: JUNE M. DOWE Deceased	CASE NO.16-4-00205-6 LETTERS OF ADMINISTRATION
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I. BASIS

- 1.1 JUNE M. DOWE late of Skagit County died intestate on or about MAY 1, 2016 leaving property in this state subject to administration.
- 1.2 On MAY 16, 2016 the court appointed JUSTIN DOWE, KIMBERLY HANNA & BRANDON DOWE to administer the estate of the decedent according to law.
- 1.3 The personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JUSTIN DOWE, KIMBERLY HANNA & BRANDON DOWE are authorized by the court to administer the estate of the above decedent according to law.

DATED MAY 16, 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 this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on MAY 16, 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 5-25-2016 BY _____ Deputy Clerk



MAVIS E. BETZ, County Clerk
By: [Signature]
Deputy Clerk