

When recorded return to:

Mr. Shaune M. Pilcher  
14255 Hillwood Drive  
Bow, WA 98232



201607250132

Skagit County Auditor \$75.00  
7/25/2016 Page 1 of 3 3:24PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 153557-OE ✓

Grantor: Darren Bronco Estate  
Grantee: Shaune M. Pilcher

Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR JEANINE BLACK-DIMMICK, as personal Representative for the Estate of DARREN M. BRONCO, deceased, per Skagit County Superior Court under Probate Cause No. 15-4-00333-0 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHAUNE M. PILCHER, a married man as his separate property the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Tract A, Survey 8412110011 In SW 1/4 Of NW 1/4, 21-35-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350321-2-003-1400, P107469, 350321-2-003-0202, P34578

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 153557-OE.

Tax Parcel Number(s): 350321-2-003-1400, P107469, 350321-2-003-0202, P34578

Dated July 20, 2016

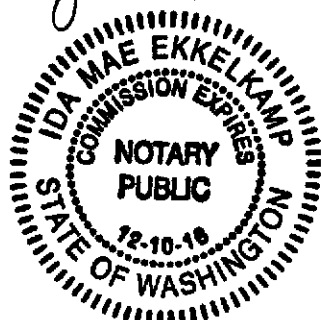
Darren Bronco Estate

By Jeanine Black-Dimmick, Personal Representative

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jeanine Black-Dimmick  
signed this instrument, on oath stated that She is  
authorized to execute the instrument and acknowledged it as the Personal Representative  
of The Estate of Darren M. Bronco to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: July 20, 2016



Ida Mae Eckelkamp  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/10/2016

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3146  
JUL 25 2016

Amount Paid \$ 7694.60

By ML Skagit Co. Treasurer

Deputy

## EXHIBIT "A"

The East  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 35 North, Range 3 East, W.M.;

EXCEPT that portion thereof deeded to Skagit County for road by instrument recorded under Auditor's File No. 714579, records of Skagit County, Washington;

AND EXCEPT the South 141.5 feet thereof;

ALSO that portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 35 North, Range 3 East, W.M., lying Southerly of the Northerly right-of-way margin of road deeded to Skagit County by instrument recorded under Auditor's File No. 714579, records of Skagit County, Washington;

EXCEPT any portion thereof lying within tract deeded to Skagit County by instrument recorded under Auditor's File No. 678047, records of Skagit County, Washington.

(Also known as Tract A of a Survey recorded December 11, 1984, in Volume 6 of Surveys, page 26, under Auditor's File No. 8412110011, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

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

MAVIS E. BETZ, CO. CLERK  
Deputy

SKAGIT COUNTY, WASH  
FILED

JUN 6 2016

ESTATE OF:  DARREN M. BRONCO  Deceased	CASE NO. 15-4-00333-0  LETTERS TESTAMENTARY
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1.1 The last will of DARREN M. BRONCO late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 21, 2015.

1.2 In that will JEANINE BLACK-DIMMICK named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JEANINE BLACK-DIMMICK is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 6, 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 JUNE 6, 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 7-20-16 Deputy Clerk



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk