



201607270191

Skagit County Auditor

\$77.00

7/27/2016 Page

1 of

5 3:23PM

When recorded return to:  
A New Door LLC  
1620 11th Street  
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028265

CHICAGO TITLE  
620028265

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Eva Gwen Christel, Personal Representative of the Estate of Margaret M. Yeoman  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to A New Door LLC, a Washington limited liability company  
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 11 & 12 Block: 144 Map of City of Anacortes

Tax Parcel Number(s): P55945 / 3772-144-012-0002

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 26, 2016

26 WAT

Eva Gwen Christel, Personal Representative of the  
Estate of Margaret M. Yeoman

BY: Eva Gwen Christel  
Eva Gwen Christel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3199

JUL 27 2016

Amount Paid \$6395.20

Skagit Co. Treasurer

By HB

Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of ~~SKagit~~ Franklin  
WAT

I certify that I know or have satisfactory evidence that Eva Gwen Christel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of Margaret M. Yeoman to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-26-16

Whitney Anne Tonn  
Name: Whitney Anne Tonn  
Notary Public in and for the State of WA  
Residing at: Benton County  
My appointment expires: 01-22-19

Notary Public  
State of Washington  
**WHITNEY ANNE TONN**  
My Commission Expires  
January 22, 2019

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P55945 / 3772-144-012-0002**

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Lots 11 and 12, Block 144, Map of the City of Anacortes, Skagit County, Washington, as per the plat recorded in Volume 2 of Plats, Page 4, records of Skagit County, Washington.

Situate in Skagit County, Washington

**EXHIBIT "B"**  
Exceptions

1. Assessments, if any, levied by City of Anacortes.
2. City, county or local improvement district assessments, if any.

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

ESTATE OF:  MARGARET M. YEOMAN  Deceased	CASE NO. 16-4-00191-2  LETTERS TESTAMENTARY
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1.1 The last will of MARGARET M. YEOMAN late of Skagit County was duly exhibited, proven and recorded in this court on MAY 12, 2016.

1.2 In that will EVA G. CHRISTEL named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED MAY 12, 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 MAY 12, 2016.

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

DATED 5/12/16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

