

When recorded return to:

Ms. Jennifer Rose Smith
803 South La Venture Road, Unit B
Mount Vernon, WA 98274



201608030065

Skagit County Auditor
8/3/2016 Page 1 of 2 2:02PM \$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155613-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3359
AUG 03 2016

Grantor: Gary Dean Fair Estate
Grantee: Jennifer Rose Smith

Amount Paid \$ 2621.60
Skagit Co. Treasurer
By *mem* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR KIMBERLY ANNE FAIR, PERSONAL REPRESENTATIVE OF THE ESTATE OF GARY DEAN FAIR, DECEASED, Skagit County Superior Court Probate Cause No. 13-4-00344-9 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JENNIFER ROSE SMITH, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Unit B, Bldg 803, Home Court Condo

Unit B, Building 803, "HOME COURT CONDOMINIUM," as per the Survey Map and Plans thereof recorded in Volume 17 of Plats, pages 17 through 21, inclusive, AND as described in that certain Declaration of Condominium recorded September 29, 1998, under Auditor's File No. 9809290183, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4720-000-803-0200, P113513

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. 155613-OE.

Dated July 27, 2016

Gary Dean Fair Estate

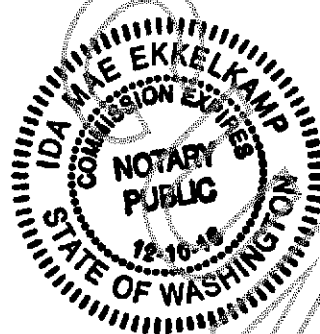
Kimberly Anne Fair P.R.
By: Kimberly Anne Fair, Personal Representative

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Kimberly Anne Fair 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 Gary Dean Fair to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 27, 2016

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



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

ESTATE OF: GARY DEAN FAIR Deceased	CASE NO. 13-4-00344-9 LETTERS TESTAMENTARY
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1.1 The last will of GARY DEAN FAIR late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 18, 2013.

1.2 In that will KIMBERLY ANNE FAIR named personal representative.

1.3 The personal representative has qualified.

SKAGIT COUNTY, WASH
FILED

SEP 19 2013

NANCY K. SCOTT, CO. CLERK
Deputy

II. CERTIFICATION

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

DATED SEPTEMBER 18, 2013

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 SEPTEMBER 18, 2013.

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

DATED _____ NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____ Deputy Clerk

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 9-20-13



MAVIS E. BETZ, County Clerk

By: Sherry Jones
Deputy Clerk