



201608100079

Skagit County Auditor

\$76.00

8/10/2016 Page

1 of

4 3:58PM

**When recorded return to:**

Kathleen Joplin  
7044 Holmes Island Rd  
Olympia, WA 98503

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028104

**CHICAGO TITLE**  
*620028104*

**SPECIAL WARRANTY DEED**  
(Not Statutory)

**THE GRANTOR(S)**

Felice Saldivar as Personal Representative of the Estate of John Bruno Saldivar, deceased

for and in consideration of

Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, bargains, sells, and conveys to

Kathleen Joplin, a married person as her separate property

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

Lot 5 and the East Half of Lot 6, Block 103, PLAT OF THE TOWN OF SEDRO, according to the plat thereof, recorded in Volume 1 of Plats, page 18, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P76201/ 4152-103-006-0012

Subject to:

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

Dated: July 28, 2016

Estate of John Bruno Saldivar

BY: Felice Saldivar  
Felice Saldivar, Personal Representative

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

*20163485*  
**AUG 10 2016**

Amount Paid \$ *1696.00*  
Skagit Co. Treasurer  
By *Indm* Deputy

**SPECIAL WARRANTY DEED**

(continued)

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Ellice Saldívar

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 John \* to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-10-16

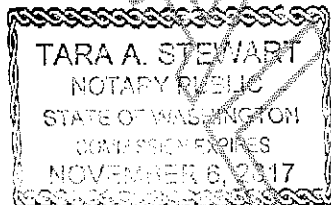
\* Bruno Saldívar

Name: Tara A. Stewart

Notary Public in and for the State of WA

Residing at: Marbleville

My appointment expires: 11-6-17



**EXHIBIT "A"**  
Exceptions

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

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

MAVIS E. BETZ, CO. CLERK  
Deputy

**MAY 20 2016**

SKAGIT COUNTY, WASH  
FILED

ESTATE OF:  JOHN SALDIVAR  Deceased	CASE NO. 15-4-00244-9  LETTERS TESTAMENTARY
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1.1 The last will of JOHN SALDIVAR late of Skagit County was duly exhibited proven and recorded in this court on JUNE 19, 2015.

1.2 In that will FELICE SALDIVAR named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED MAY 20, 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 20, 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

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 8-10-16



MAVIS E. BETZ, County Clerk

By: [Signature]  
Deputy Clerk