

When recorded return to:
Cary Joslin and Debra Joslin
23357 Pringle Street
Mount Vernon, WA 98273



201609010137

Skagit County Auditor

\$79.00

9/1/2016 Page

1 of

7 4:16PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028276

CHICAGO TITLE

620028276

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marilyn Sipma, personal representative of The Estate of Edmond Gallego,
Deceased

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

in hand paid, conveys, and warrants to Cary Joslin and Debra Joslin, husband and wife

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.)

PTN BLOCK 23, WEST ADD CLEAR LAKE Tax/Map ID(s):

Tax Parcel Number(s): P75079 / 4144-023-009-0109,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 3920

SEP 01 2016

Amount Paid \$ 3832.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 29, 2016

The Estate of Edmond Gallego, Deceased

BY: Marilyn Sipma
Marilyn Sipma
Personal Representative

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that

Marilyn Sipma

(s)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 Edmond Gallego, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 1, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish co

My appointment expires: 9-01-2018

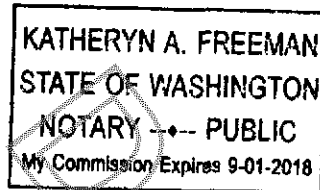


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P75079 / 4144-023-009-0109

Those portions of Lots 2, 3, 4, 5, 6, 7, 8 and 9 of Block 23 of the Plat of West Addition Clear Lake, Washington, as recorded in Volume 4 of plats at page 32, records of Skagit County, Washington described as follows:

Beginning at the Southeast corner of said Lot 2; thence North 00°09'24" East along the East line of said Lot 2 and the East line of said Lot 9, a distance of 187.38 feet to the Northeast corner of the South 15.00 feet of said Lot 9; thence North 89°46'43" West along the North line of said South 15.00 feet and its extension, a distance of 248.09 feet; thence South 00°20'14" West, a distance of 187.73 feet to the North line of Pringle Street; thence South 89°51'31" East along the North line of Pringle Street, a distance of 248.69 feet to the point of beginning of this description.

(Also known as Lot A of Boundary Line Adjustment Survey recorded under Auditor's File No. 200710300026, records of Skagit County, Washington)

Situate in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 2, 1977
Auditor's No(s): 857432, records of Skagit County, Washington
In favor of: Skagit County, a municipal corporation
For: A drainage ditch
Affects: The West 10 feet of the East 20 feet of that portion of vacated Birch Avenue as shown on the Plat of West Addition Clear Lake, Washington, recorded in Volume 4 of Plats, at page 32, records of Skagit County, Washington, lying between the North line of Pringle Street and the North line of vacated Bandy Street.

Also, a 20 foot strip of land over and across that portion of the Northeast Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian, lying between the North line of vacated Bandy Street, as shown on the plat of Clear Lake, recorded in Volume 4 of Plats, page 23, records of Skagit County, Washington and the Southerly right-of-way of the Mud Lake Road No. 7860, the centerline of said strip being the centerline of vacated Birch Avenue, of the said Plat of West Addition Clear Lake, Washington, projected North to the said Mud Lake Road.

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 30, 1978
Auditor's No(s): 880416, records of Skagit County, Washington
In favor of: Paul E. Taylor and Barbara Ann Taylor, husband and wife
For: Water utilities
Affects: Said premises and other property
3. Terms, conditions, and restrictions of that instrument entitled Mound Fill System Installation Conditional Agreement;
Recorded: June 22, 1989
Auditor's No(s): 8906220007, records of Skagit County, Washington
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 6, 2004
Auditor's No(s): 200404060023, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: PUD Utility Easement
Affects: Said premises and other property

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 30, 2007
Recording No.: 200710300026
Matters shown: Fence on the Easterly boundary line

EXHIBIT "B"

Exceptions (continued)

6. Plat Lot of Record Certification, including the terms, covenants and provisions thereof;

Recording Date: November 5, 2007
Recording No.: 200711050146

7. 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: March 18, 2009
Recording No.: 200903180105

8. 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

MAR 18 2016

SKAGIT COUNTY, WASH
FILED

ESTATE OF: EDMOND CHARLES GALLEGOS Deceased	CASE NO. 16-4-00097-5 LETTERS TESTAMENTARY
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1.1 The last will of EDMOND CHARLES GALLEGOS late of Skagit County was duly exhibited proven and recorded in this court on MARCH 18, 2016.

1.2 In that will MARILYN SIPMA named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED MARCH 18, 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)

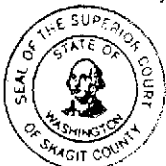
I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MARCH 18, 2016.

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

DATED 3-22-16 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 3-22-16



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk