

When recorded return to:  
Zachary Bell and Ashley Bell  
2262 Butler Creek Road  
Sedro Woolley, WA 98284



Skagit County Auditor  
9/2/2016 Page

1 of 5 \$77.00  
3:54PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163963  
SEP 02 2016

Amount Paid \$ 1713.<sup>80</sup>  
Skagit Co. Treasurer  
By *M.M.* Deputy

CHICAGO TITLE  
620028461

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kevin Klang, Administrator of the Estate of Kim Kristopher Klang  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Zachary Bell and Ashley Bell, a married couple  
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.)

TPN SW NE, 17-36-04 AND PTN TRACT 3, SKAGIT COUNTY SHORT PLAT NO. 126-79

Tax Parcel Number(s): P49290 / 360417-1-008-0507, P96053 / 360417-1-008-0302

Subject to:

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

Dated: August 22, 2016

Estate of Kim Kristopher Klang

BY: *Kevin Klang, ADMINISTRATOR*  
Kevin Klang, Administrator

STATUTORY WARRANTY DEED  
(continued)

State of WA

25 of August 2016

I certify that I know or have satisfactory evidence that Kevin Klang, Administrator  
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 Administrator of Estate of Kim Kristopher Klang to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/25/2016

Debra L Schatz  
Name: Debra L Schatz  
Notary Public in and for the State of WA  
Residing at: Pierce County  
My appointment expires: 9/4/2016

Notary Public  
State of Washington  
DEBRA L SCHATZ  
My Appointment Expires Sep. 4, 2016

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49290 / 360417-1-008-0507 and P96053 / 360417-1-008-0302**

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**PARCEL A:**

That portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of CCC Road 60 feet South of its intersection with the North Line of the said subdivision,  
thence West parallel with and 60 feet South of the North line of said subdivision a distance of 210 feet;  
thence parallel with the East line of the subdivision South a distance of 210 feet;  
thence East parallel with the North line of said subdivision to the West line of the CCC Road;  
thence Northerly along said West line to the point of beginning;

EXCEPT the South 60 feet thereof.

**PARCEL B:**

That portion of Tract 3, SKAGIT COUNTY SHORT PLAT #126-79, approved August 16, 1983 and recorded August 18, 1983, in Volume 6 of Short Plats, page 78, under Auditor's File No. 8308180003, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Tract 3;  
thence Southerly along the West line of Butler Creek Road an arc distance of 62.84 feet;  
thence North 88°01'53" West a distance of 303.47 feet;  
thence North a distance of 60.00 feet to the North line of said Tract 3;  
thence South 88°01'53" to the point of beginning.

ALL Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, 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, or source of income, 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 on SKAGIT COUNTY SHORT PLAT NO. 126-79:

Recording No: 8308180003

2. Exceptions and reservations as contained in instrument;  
Recorded: December 1, 1950  
Auditor's No.: 454072, records of Skagit County, Washington  
Executed By: Bloedel Timberlands Development, Inc., a corporation  
As Follows: One-half of the royalties of all oil or gas, casing head gas, or other hydro carbon substances, or the proceeds thereof, which shall be produced from unrecorded lease dated November 19, 1936, to W.C. Morse  
Affects: Parcel B
3. Exceptions and reservations as contained in instrument;  
Recorded: December 1, 1950  
Auditor's No.: 454067, records of Skagit County, Washington  
Executed By: Bloedel Timberlands Development, Inc., a corporation  
As Follows: Excepting and reserving therefrom one-half of the royalties of all oil or gas, casing head gas, or other hydro carbon substances, or the proceeds thereof, which shall be produced from oil and gas lease to W.C. Morse  
Affects: Parcel A
4. City, county or local improvement district assessments, if any.

FILED  
COUNTY CLERK

2016 APR 27 AM 8:41

WHATCOM COUNTY  
WASHINGTON

BY \_\_\_\_\_

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

IN THE MATTER OF THE ESTATE OF  
**KIM KRISTOPHER KLANG**

Deceased.

NO. 15-4-00508-5

LETTERS OF ADMINISTRATION

WHEREAS **KIM KRISTOPHER KLANG** late of Whatcom County, Washington on the 7<sup>TH</sup> day of October, 2015, died intestate, leaving at the time of death property in this State subject to administration;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint **KEVIN KLANG** Administrator of the estate of said decedent, and hereby authorize the administration of said estate according to law.

WITNESS **Martha V. Gross**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 27<sup>TH</sup> day of April, 2016

County Clerk and Ex-Officio Clerk of the  
Superior Court of Whatcom County, Washington

By Beth Hansen, Deputy Clerk

**CERTIFICATE**

STATE OF WASHINGTON     ]  
COUNTY OF WHATCOM    ] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters of Administration in the above entitled matter, and were on the 27<sup>TH</sup> day of April, 2016, duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 27th day of April, 2016.

County Clerk and Ex-Officio Clerk of the  
Superior Court of Whatcom County, Washington,

By Beth Hansen, Deputy Clerk