

When recorded return to:

J & S REALTY HOLDINGS, LLC
P.O. Box 54
Mount Vernon, WA 98273



201609070097

Skagit County Auditor \$74.00
9/7/2016 Page 1 of 2 1:45PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155254-OE ✓

Grantor: Romeo Ubungen, Personal Representative of The Estate of Clarita C. Navidad
Grantee: J & S Realty Holdings, LLC, a Washington limited liability company

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ROMEO N. UBUNGEN Personal Representative of the Estate of CLARITA C. NAVIDAD, deceased, Skagit County Probate No. 15-4-00059-4 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to J & S REALTY HOLDINGS, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW NW, 32-34-4 E W.M.

The South 63 feet of the West 107 feet of the North 228 feet of the Southwest 1/4 of the Northwest 1/4 of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT State Highway.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340432-2-032-0006, P29548

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. 155254-OE.

Dated August 29, 2016

Romeo Ubungen, Personal Representative of The Estate of Clarita Navidad, deceased, Skagit County Probate Cause No. 15-4-00059-4

R. N. Ubungen p.r.
By: Romeo Ubungen, Personal Representative

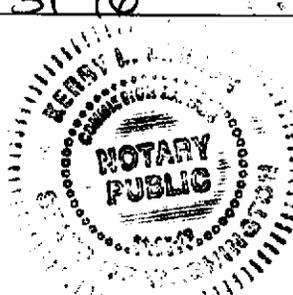
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3991
SEP 07 2016

Amount Paid \$ 2675.⁰⁰
Skagit Co. Treasurer
By M.M. Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Romeo N. Ubungen signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Clarita Navidad, deceased, Skagit County Probate Cause NO. 15-4-00059-4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-31-16



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro Woolley Mount Vernon
My appointment expires: 8-6-17 September 11, 2018

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

ESTATE OF: CLARITA C. NAVIDAD Deceased	CASE NO. 15-4-00059-4 LETTERS TESTAMENTARY
--	---

MAVIS E. BETZ, CO. CLERK
FEB - 5 2015

SKAGIT COUNTY, WASH
FILED

- 1.1 The last will of CLARITA C. NAVIDAD late of Skagit County was duly exhibited, proven and recorded in this court on FEBRUARY 5, 2015
- 1.2 In that will ROMEO N. UBUNGEN named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED FEBRUARY 5, 2015

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 FEBRUARY 5, 2015.

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 8/30/16



MAVIS E. BETZ, County Clerk
By: *[Signature]*
Deputy Clerk