

When recorded return to:
Craig Mullen
2500 Butler Creek Road
Sedro Woolley, WA 98284



201610070188

Skagit County Auditor

\$78.00

10/7/2016 Page

1 of

6 4:01PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028652

CHICAGO TITLE

020028652

STATUTORY WARRANTY DEED

THE GRANTOR(S) Roland Lee Walden, Personal Representative of the Estate of Gilbert L Walden and Eva E Walden, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Craig Mullen, an unmarried person and Sarene Rodman, an unmarried person

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.)

Lot(s): D SKAGIT COUNTY SHORT PLAT NO. 91-1 TGW PTN NE, 17-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P49358 / 360417-4-004-0003,

Subject to:

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

20164619
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 07 2016

Amount Paid \$ 3387
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2016

The Estate of Gilbert L Walden and Eva E Walden, deceased

BY: Ronald PR
Ronald Lee Walden
Personal Representative

STATUTORY WARRANTY DEED

(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that
Ronald Lee Walden

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 Rep of Estelle Jean Walden be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-06-16

Name: [Signature]
Notary Public in and for the State of Wash
Residing at: [Signature]
My appointment expires: 6-19-19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49358 / 360417-4-004-0003

Lot D, SKAGIT COUNTY SHORT PLAT NO. 91-1, approved April 9, 1991, and recorded April 11, 1991, in Volume 9 of Short Plats, page 344, under Auditor's File No. 9104110047, records of Skagit County, Washington; being a portion of the North Half of the Southeast Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian.

TOGETHER WITH that portion of the South Half of the Southwest Quarter of the Northeast Quarter of Section 17, Township 34 North, Range 4 East, W.M., lying Westerly of the CCC Road (Butler Creek Road) and of that portion of the Southeast Quarter of the Northeast Quarter of Section 17, Township 36 North, Range 4 East, W.M., lying Westerly of the CCC Road (Butler Creek Road) being more particularly described as follows:

Beginning at the Northeast corner of Lot D, SKAGIT COUNTY SHORT PLAT NO. 91-1, approved April 9, 1991, and recorded April 11, 1991, in Volume 9 of Short Plats, page 344, under Auditor's File No. 9104110047, records of Skagit County, Washington; being a portion of the North Half of the Southeast Quarter of Section 17, Township 36 North, Range 4 East of the Willamette Meridian; Thence South 87 degrees 45'39" East along the North line of said North Half of the Southeast Quarter for a distance of 10.02 feet to an angle point in the Westerly right of way margin of said CCC Road (Butler Creek Road) and being the TRUE POINT OF BEGINNING; Thence North 87 degrees 49'39" West along said North line of the North Half of the Southeast Quarter for a distance of 35.95 feet, to the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 17; Thence continue North 87 degrees 49'39" West along said North line of the North Half of the Southeast Quarter for a distance of 434.36 feet; Thence North 88 degrees 38'18" East for a distance of 473.06 feet, more or less, to the Westerly margin of said CCC Road (Butler Creek Road) at a point bearing North 5 degrees 47'27" East from the TRUE POINT OF BEGINNING; Thence South 5 degrees 47'27" West along said Westerly margin for a distance of 29.22 feet, more or less, to the TRUE POINT OF BEGINNING.

EXCEPT road rights of way

(Per Judgment and Decree Quieting Title filed August 7, 2015 under Skagit County Superior Court Cause No. 14-2-00447-1)

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Recording No.: 454067

2. 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. 91-1:

Recording No.: 9104110047

3. Matters disclosed by Survey

Recording Date: April 30, 1993

Recording No.: 9304300042

4. City, county or local improvement district assessments, if any.

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF:

GILBERT LELAND WALDEN

Deceased

CASE NO. 09-4-00064-6

LETTERS OF ADMINISTRATION
DE BONIS NONNANCY K. SCOTT, CO. CLERK
Deputy

SEP 24 2010

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 GILBERT LELAND WALDEN late of Skagit County died intestate on or about FEBRUARY 2, 2009 leaving property in this state subject to administration.

1.2 On SEPTEMBER 24, 2010 the court appointed RONALD LEE WALDEN to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RONALD LEE WALDEN is authorized by the court to administer the estate of the above decedent according to law.

DATED SEPTEMBER 24, 2010

NANCY SCOTT
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, NANCY SCOTT, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration de bonis non in the above-named case which was entered of record on SEPTEMBER 24, 2010.

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

DATED _____

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

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 9-14-2010



MAVIS E. BETZ, County Clerk BY _____ Deputy Clerk
By: Jessica
Deputy Clerk