

When recorded return to:
Stuart C. Hickman
20799 West Jordan Road
Burlington, WA 98233



201610070191
Skagit County Auditor \$76.00
10/7/2016 Page 1 of 4 4:02PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028424

CHICAGO TITLE
620028424

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald R. Fine Jr., Personal Representative of The Estate of Donald R. Fine Sr., Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Stuart C. Hickman, an unmarried person

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

The West 89.5 feet of the East 428.5 feet of Tract 1, MORGAN'S TRACTS, according to the plat thereof recorded in Volume 6 of Plats, page 11, records of Skagit County, Washington;

EXCEPT the South 20 feet thereof as conveyed for right-of-way by deed recorded on June 4, 1956, under Auditor's File No. 536928, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P67596 / 3959-000-001-0202

Subject to:

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

Dated: October 5, 2016

The Estate of Donald R Fine Sr., Deceased

BY: Donald R Fine Jr.

Donald R. Fine, Jr.
Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164620
OCT 07 2016

Amount Paid \$ 320.00
Skagit Co. Treasurer
By MG Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Donald R. Fine, Jr.

(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 Donald R. Fine Sr., Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 5, 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

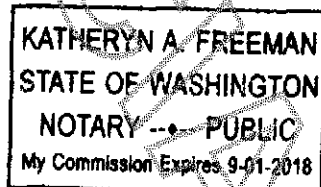


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Public Utility District No. 1 of Skagit county
Purpose:	Right of way for water pipeline
Recording Date:	August 9, 1955
Recording No.:	522218
Affects:	Portion of said premises

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

ESTATE OF: DONALD R. FINE SR., & ELAINE R. FINE Deceased	CASE NO. 09-4-00202-9 LETTERS TESTAMENTARY
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1.2 In that will DONALD R. FINE JR., is named personal representative **SKAGIT COUNTY, WASH**
FILED

SEP 23 1969

NANCY K. SCOTT, CO. CLERK
Deputy

DATED SEPTEMBER 29, 2009

BY KRISTEN DENTON, Deputy Clerk

STATE OF WASHINGTON) ss
COUNTY OF SKAGIT)

I, NANCY SCOTT, 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 SEPTEMBER 29, 2009.

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

DATED 8-15-16 NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature] Deputy Clerk