When recorded return to: Stuart Marshall and Svenja Simon-Marshall 4810 8th Street Anacortes, WA 98221



Skagit County Auditor

\$75.00

10/11/2016 Page

1 of

3 3:42PM

Recorded at the request of: Guardian Northwest Title File Number: Al 10401

**Statutory Warranty Deed** 

A 110401

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen Stump, Personal Representative of the Estate of Dixie L. Thomson, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stuart Marshall and Svenja Simon-Marshall, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lots 15, 16 & 17, Block 164, Map of the City of Anacortes

Tax Parcel Number(s): P56041, 3772-164-017-0005

10-03-201

Lots 15, 16 and 17, Block 164, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

attached hereto
Dated 10/06/2016
Estate of Dixie L. Thomson  REAL ESTATE EXCISE TAX  OCT 1.1 2016
Raien Stung Amount Paid & Tay 19
By: Karen Stump, Personal Representative  Skagi Co. Treasurer  Deputy
STATE OF Washington }
COUNTY OF Skagit } SS:
Karen Stump, Personal Representative of
certify that I know or have satisfactory evidence that Estate of Dixie L. Thomson, the persons who
appeared before me, and said person(s) acknowledged that she signed this instrument and
acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.
Date: 10-10-16 Quisi 2 Hot man
Printed Name: Vicki L. Hoffman
Notary Public in and for the State of Washington
Notary Public in and for the State of Washington  Residing at Coupeville, WA  My appointment expires: 10/08/2017
My appointment expires: 10/08/2017
Residing at Coupeville, WA  My appointment expires: 10/08/2017
PUBLIC /8

LPB 10-05(i-l) Page 1 of 2

## **EXHIBIT A**

## EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Map of the City of Anacortes

Recorded:

May 27, 1893

Auditor's No.:

Volume 2 of Plats Page 4

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Recorded: Auditor's No.:

Record of Survey February 8, 2007 200702080049

> LPB 10-05(i-l) Page 2 of 2

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

ESTATE OF:	CASE NO. 15-4-00302-0	
DIXIE L. THOMPSON	LETTERS TESTAMENTARY	
Deceased		
Document		
1.1 The last will of DIXIE L. THOMPSON late of Skagit County was duly exhibited		
proven and percented in this court on SEPTEMBER 29, 2015		
PAGII COUNTY, WASH		
1.2 In that will KAREN STUMP named pers	FILED FILED	
SEP 2 9 2015		
1.3 The personal representative has qualified	<b></b>	
1.5 The personal representative has quantico	MAVIS E. BETZ, CO. CLERK	
M. CERTIFICATION Deputy		
M. CERTIFICATION		
THIS IS TO CERTIFY THAT KAREN STUMP is authorized by this court to execute the		
will of the above decedent according to law.		
will of the apove decedent according to law.		
DATED SERTEMBER 20 2018		
DATED SEPTEMBER 29, 2015	SBETZ	
The state of the s		
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT		
DV Valeton A Double Daniel		
BY Kristen A. Denton, Deputy Clerk		
III. CERTIFICATE OF COPY		
III, CERTIFICATE OF COP		
ETATE OF WASHINGTON		
STATE OF WASHINGTON)		
) SS		
COUNTY OF SKAGIT )		
T. NAAVIC DETT. Clark of the Council Count of Check County, continue that the shows is a		
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 SEPTEMBER 29, 2015		
I Comban contifue that there between any name in full force and affect		
I further certify that these letters are now in full force and effect.		
TO A PROPERTY SEE A SECURITY PROPERTY OF		
DATED MAVIS BETZ	ND OF EDV OF THE STIDED GOOD	
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT		
DV	Deputy Clerk	
D1	Deputy Clerk	

Deputy Clerk



MAVIS E, BETZ, County Office