



201610280161

Skagit County Auditor
10/28/2016 Page 1 of 3 \$75.00
4:13PM

When recorded return to:

Kevin G. Meenaghan and Julie Beth Meenaghan
16582 Donnelly Road
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027224

CHICAGO TITLE
020027224

BARGAIN AND SALE DEED

THE GRANTOR(S)

John Balsler Personal Representative of the Estate of Jane Balsler

for and in consideration of Five Hundred Ninety Thousand And No/100 Dollars (\$590,000.00) in hand paid, bargains, sells, and conveys to

Kevin G. Meenaghan and Julie Beth Meenaghan, Trustees of the Meenaghan Living Trust dated August 15, 2001

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

The West Half of the Northwest Quarter of the Southeast Quarter of Section 14, Township 34 North, Range 3 East of W.M. Except Roads and dikes.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P21980/340314-4-008-0005

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20164932
OCT 28 2016

Amount Paid \$10,507.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

BARGAIN AND SALE DEED
(continued)

Dated: October 14, 2016

Estate of Jane Balsler

BY: John C. Balsler
John C. Balsler
Personal Representative

State of Washington

County of Stevens

I certify that I know or have satisfactory evidence that John Balsler 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 Representative of Estate of Jane Balsler to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10-25-16

Christopher Dullea Wright Sr
Name: Christopher Dullea Wright Sr
Notary Public in and for the State of Washington
Residing at: 329 S. Elm St. Colville, Wa 99114
My appointment expires: 02/03/2020



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

MAVIS E. BETZ, CO. CLERK
Deputy

FEB - 8 2016

SKAGIT COUNTY, WASH
FILED

ESTATE OF: JANE A. BALSER Deceased	CASE NO. 16-4-00043-6 LETTERS TESTAMENTARY
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1.1 The last will of JANE A. BALSER late of Skagit County was duly exhibited proven and recorded in this court on FEBRUARY 8, 2016.

1.2 In that will JOHN C. BALSER named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JOHN C. BALSER is authorized by this court to execute the will of the above decedent according to law.

DATED FEBRUARY 8, 2016

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 8, 2016.

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 10-6-16



MAVIS E. BETZ, County Clerk

By: Shelby Knies
Deputy Clerk