When recorded return to: Jeremy T. Nicholas 16609 South Wall Street Mount Vernon, WA 98273



Skagit County Auditor 10/31/2016 Page

\$75.00

1 of

3 4:15PM

Filed for record at the request of:



425 Commercial St. Mount Vernon, WA 98273

Escrow No.: 620029000

CHICAGO TITLE

SPECIAL WARRANTY DEED (Not Statutory)

THE GRANTOR(S)

Sandra Lowe and Linda M. Bean, Personal Representatives of The Estate of Arnold Donald Kjarstad, deceased

for and in consideration of

Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, bargains, sells, and conveys to

Jeremy T. Nicholas, an unmarried person and Quinnan Shetler, an unmarried person

the following described estate, situated in the County of Skagit, State of Washington: Lots 5 and 6, "South Wall Street Addition," according to the plat thereof, recorded in Volume 7 of Plats, Page 70, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P69698 / 4017-000-006-0007

Dated: October 28, 2016

The Estate of Arnold Donald Kjarstad, deceased

Sandra Lowe

Personal Representative

Treda Linda M. Bean

Personal Representative

SKACIT COUNTY WASHINGTON PEAL ESTATE EXCISE TAX
20/64979

OCT 3.1 2016

Amount Paid \$ 4846.60 Skagit Co. Tressurer By Man

SPEC	CIAL WARRANTY DEED
	(continued)
CA A 111 A	
State of W/A	
Country of Skaait	
	evidence that Sandra Lowe and
I certify that I know or have satisfactory	evidence that SUNGVA LOWE AND
	re me, and said person acknowledged that (he/she/they))
signed this instrument, on oath stated th	at (he/she/they) was authorized to execute the instrument and
	sentatives of the Estate of Arnold Donald Kjarstad, deceased to rty for the uses and purposes mentioned in the instrument.
be the free and voluntary act of such par	rty for the uses and pulposes mentioned in the institution.
Dated: 10 -31-16	
	////ar 45 / 1/20
	Name: Mortin E Lehr
THE ELEVA	Notary Public in and for the State of
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	My appointment expires: 2-9-19
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WILL OF WAS	Market Ma
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SUPERIOR COURT OF THE STATE OF WASHINGTON

■ FOR SKAGIT COUNTY

ESTATE OF: CASE NO. 15-4-00444-1 LETTERS TESTAMENTARY ARNOLD DONALD KJARSTAD Deceased

I. BASIS

- 1.1 The last will of ARNOLD DONALD KJARSTAD late of Skagit County was duly exhibited proven and recorded in this court on DECEMBER 21, 2015.
- 1.2 In that will SANDRA LOWE and LINDA M. BEAN are named co-personal representatives.
- 1.3 The co-personal representatives have qualified.

U. CERTIFICATION

THIS IS TO CERTIFY THAT SANDRA LOWE and LINDA M. BEAN are authorized by this court to execute the will of the above decedent according to law.

DATED DECEMBER 31, 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 DECEMBER 31, 2015.

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

MAVIS BETZ DATED_ 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

Deputy Clerk

now on file in my office. Dated

[Z/]Courity Clerk