

When recorded return to:  
Bradley G. Buchanan  
819 Evans Dr  
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00  
11/30/2016 Page 1 of 4 12:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029004

CHICAGO TITLE  
620029004

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kwinn A. Cardoza Personal Representative to the Estate of Darcia Lynn Cardoza, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Bradley G. Buchanan, an unmarried Man the following described real estate, situated in the County of Skagit, State of Washington:

Lots 2, 3 and 4, Block E, "THE TOWN OF LYMAN, W.T" (Klements Plat) filed February 28, 1887, in Volume 1 of Plats, page 8, records of Skagit County, Washington;

EXCEPT the South 5 feet of said Lot 2;

TOGETHER WITH that portion of the Southwest Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 6 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of Block E of said Klements Plat;  
Thence East 150 feet;  
Thence North 20 feet;  
Thence West 150 feet;  
Thence South to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74541 / 4131-003-004-0012, P41455 / 350617-0-121-0008,

Subject to:

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

Dated: November 29, 2016

BY: KAC PR  
Kwinn A. Cardoza  
Personal Representative to the estate of Darcia  
Lynn Cardoza, deceased

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 5392  
NOV 30 2016

Amount Paid \$ 3565.00  
Skagit Co. Treasurer  
Deputy  
By: HB

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County Skagit of Skagit

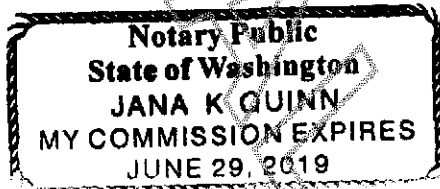
I certify that I know or have satisfactory evidence that Kwinn A. Cardoza

(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 The Estate of Darcia \* to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 30, 2016

\* Lynn Cardoza, deceased

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by City of Lyman.

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

MAVIS E. BETZ, CO. CLERK  
Deputy

FEB 26 2016

SKAGIT COUNTY, WASH  
FILED

ESTATE OF: )  
DARCIA LYNN CARDOZA )  
Deceased )  
CASE NO.16-4-00068-1  
LETTERS OF ADMINISTRATION  
(WITH WILL ANNEXED)

**I. BASIS**

- 1.1 The last will of DARCIA LYNN CARDOZA late of Skagit County was exhibited, proven and recorded in this court on FEBRUARY 26, 2016.
- 1.2 On FEBRUARY 26, 2016 the court appointed KWINN A. CARDOZA as personal representative with will annexed.
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT KWINN A. CARDOZA is authorized by this court to administer the will of the above decedent according to law.

DATED FEBRUARY 26, 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 )

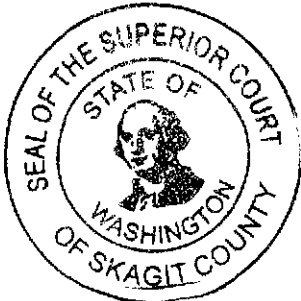
I, MAVIS BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration With Will Annexed in the above-named case which as entered of record on FEBRUARY 26, 2016.

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

DATED **OCT 28 2016**

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

By *[Signature]* Deputy Clerk



UNOFFICIAL DOCUMENT