



201701130079

Skagit County Auditor

\$76.00

1/13/2017 Page

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4 1:36PM

When recorded return to:

Brian Marron
1034 Aspen Lane
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2017154
JAN 13 2017

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029213

Amount Paid \$ 5,343.22
Skagit Co. Treasurer
By *mem* Deputy

CHICAGO TITLE

620029213

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott a. Heiner, Personal Representative of the Estate of Harold Heiner, deceased for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brian Marron, an unmarried man

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

Lot 5, ASPEN LANE, according to the plat thereof recorded June 23, 2006, under Auditor's File No. 200606230188, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P124717 / 4897-000-005-0000,

Subject to:

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

Dated: January 9, 2017

Estate of Harold Heiner

BY: Scott A. Heiner

Scott A. Heiner

Personal Representative

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Scott A Heiner

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 Harold Heiner, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: January 12, 2017

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ASPEN LANE:
Recording No: 200606230188, records of Skagit County, WA
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: May 8, 2006
Auditor's No(s): 200605080161, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: June 23, 2006
Auditor's No(s): 200606230189, records of Skagit County, Washington
Executed By: Aspen Lane LLC
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: June 23, 2006
Auditor's No(s): 200606230189, records of Skagit County, Washington
Imposed By: Aspen Lane Owners Association
5. 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: Water and communication
Recording Date: July 25, 2006
Recording No.: 200607250083
Affects: Portion of said premises
6. City, county or local improvement district assessments, if any.
7. Dues, charges and assessments, if any, levied by Aspen Lane Owners Association.
8. Assessments, if any, levied by City of Burlington.

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

MAVIS E. BETZ, CO. CLERK
Deputy

NOV 21 2015

SKAGIT COUNTY, WASH
FILED

ESTATE OF: HAROLD GEORGE HEINER Deceased	CASE NO. 15-4-00401-8 LETTERS TESTAMENTARY
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1.1 The last will of HAROLD GEORGE HEINER late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 20, 2015.

1.2 In that will SCOTT A. HEINER named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SCOTT A. HEINER is authorized by this court to execute the will of the above decedent according to law.

DATED NOVEMBER 20, 2015

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

) ss

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 NOVEMBER 20, 2015.

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

DATED 10-21-16

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature] Deputy Clerk

