



201701260036

AFTER RECORDING MAIL TO:

Mr. and Mrs. David J. Walker, Sr.
21200 Estate Drive
Mount Vernon, WA 98274

Skagit County Auditor

\$75.00

1/26/2017 Page

1 of

3 11:06AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 312
JAN 26 2017

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160721-OE

Amount Paid \$ 7926.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

Land Title and Escrow

SPECIAL WARRANTY DEED
(Not Statutory)

THE Grantor **KIMBERLY MOGER**, as Personal Representative of the ESTATE OF **MURIEL S. HIGGINS**, deceased, Skagit County Superior Court Probate Cause No. 16-4-00361-3 for and in consideration of Ten Dollars and other valuable consideration in hand paid, bargains, sells, and conveys to **DAVID J. WALKER, SR.** and **AMBER R. WALKER**, husband and wife the following described estate, situated in the County of Skagit State of Washington:

Lot 28, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1," as per plat recorded in Volume 15 of Plats, pages 147 through 152, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Lot 28, "PLAT OF CEDAR RIDGE ESTATES DIV. NO. 1,"

Tax Parcel Number(s): 4622-000-028-0007, P105727

Dated: January 20, 2017

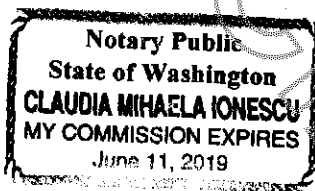
Estate of Muriel S. Higgins

Muriel S. Higgins
Kimberly Moger Personal Rep
By: Kimberly Moger, Personal Representative

STATE OF Washington }
County of KING } SS:

I certify that I know or have satisfactory evidence Kimberly Moger is
the ~~person~~ who appeared before
me, and said she acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and Personal Representative
of Estate of Muriel S. Higgins
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 24th 2017



[Signature]
Notary Public in and for the State of WA
Residing at Bellevue WA
My appointment expires: June 11, 2019

SEP 29 2016

MAVIS E. BETZ, CO. CLERK
Deputy

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

ESTATE OF: MURIEL S. HIGGINS Deceased	CASE NO. 16-4-00361-3 LETTERS TESTAMENTARY
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1.1 The last will of MURIEL S. HIGGINS late of Skagit County was duly exhibited proven and recorded in this court on SEPTEMBER 29, 2016.

1.2 In that will KIMBERLY MOGER named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED SEPTEMBER 29, 2016

MAVIS E. 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)

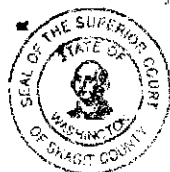
I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on SEPTEMBER 29, 2016.

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

DATED _____ MAVIS E. 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 01/25/2017



MAVIS E. BETZ, County Clerk

By Jessica Carr
Deputy Clerk