



201702020053

Skagit County Auditor

\$76.00

2/2/2017 Page

1 of

4 3:21PM

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**

**Mount Vernon, WA 98273**  
SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2017447

FEB 02 2017

Amount Paid \$ 6  
Skagit Co. Treasurer  
By Mdm Deputy

**SPECIAL WARRANTY DEED**

**GRANTORS:** **SHIRLEE D. CHRISTENSEN MOSTAD**, individually,  
and  
**SHIRLEE D. CHRISTENSEN MOSTAD** as **Personal Representative for the Estate of ARVID O. MOSTAD, Deceased**

**GRANTEES:** **MATTHEW A. MOSTAD**, a married man as his separate estate;  
**SARA B. MOSTAD**, a married woman as her separate estate  
and  
**SAMUEL M. MOSTAD**, a married man as his separate estate  
*Each as to an undivided one-third fractional interest as tenants in common*

**Legal Description;**  
**Abbreviated Form:** Lots 4-11, Block 20; Lots 1-14, Block 27; Lots 1-14, Block 58;  
Lots 1-4 and Lots 11-14, Block 59; Lots 1-14, Block 65, MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON

**Additional on Page:** Exhibit A

**Assessor's Tax Parcel No:** 4101-065-000-0003; P73063  
4101-020-007-0000; P99242

THE GRANTORS, **SHIRLEE D. CHRISTENSEN MOSTAD**, individually, and **SHIRLEE D. CHRISTENSEN MOSTAD** in her capacity as the duly appointed, qualified and acting **Personal Representative for the Estate of ARVID O. MOSTAD, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00106 8, in distribution of said estate, hereby grant, bargain, convey, and confirm to the GRANTEES, **MATTHEW A. MOSTAD**, a married man as his separate estate; **SARA B. MOSTAD**, a married woman as her separate estate, and **SAMUEL M. MOSTAD**, a married man as his separate estate, an undivided one-third fractional interest to each as tenants in common, all of the Grantors' interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantors therein:

(See Exhibit A attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED: January 31, 2017.

Estate of ARVID O. MOSTAD, Deceased

*Shirlee D. Christensen Mostad*  
**SHIRLEE D. CHRISTENSEN MOSTAD,**  
Individually

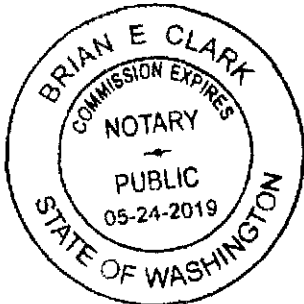
By *Shirlee D. Christensen Mostad*  
**SHIRLEE D. CHRISTENSEN MOSTAD,**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SHIRLEE D. CHRISTENSEN MOSTAD** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the **Personal Representative** of the **Estate of ARVID O. MOSTAD, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31<sup>st</sup> day of January, 2017.

*Brian E. Clark*



Printed Name **BRIAN E. CLARK**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 5/24/2019

**EXHIBIT A**  
**(Legal Description)**

Lots 4 through 11, inclusive, in Block 20; all of Lots 1 through 14, inclusive, in Block 27; Lots 1 through 14, inclusive, in Block 58; Lots 1 through 4, inclusive, and Lots 11 through 14, inclusive, in Block 59; Lots 1 through 14, inclusive, in Block 65; all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 113 and 114, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated Lincoln Avenue, Walla Walla Avenue, Potter Avenue, Howard Avenue, 9<sup>th</sup> Street, 8<sup>th</sup> Street, and 7<sup>th</sup> Street adjoining and of the alleys running through said Blocks which upon vacation reverted to said premises by operation of law, and that portion of the North ½ of 10<sup>th</sup> Street abutting upon the above described main tract as acquired by decree entered in Skagit County Superior Court Cause No. 90-2-00670-3;

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across that portion of the North ½ of 7<sup>th</sup> Street from the West boundary of Highland Avenue to the center of Howard Avenue, and of the East ½ of Potter Avenue from the North line of Lot 13 in said Block 63, extended West, to the South line of 10<sup>th</sup> Street, and of the West ½ of Potter Avenue from the center line of 9<sup>th</sup> Street to the South line of 10<sup>th</sup> Street, and of the East ½ of Walla Walla Avenue from the center line of 9<sup>th</sup> Street to the South line of 10<sup>th</sup> Street, and the East ½ of Walla Walla Avenue from the center line of 8<sup>th</sup> Street and to the South line of Lot 11 in said Block, 59, extended West, and of the West ½ of Potter Avenue from the center line of 8<sup>th</sup> Street to the South line of Lot 4 in Block 59, extended East, and of the North ½ of 7<sup>th</sup> Street from the center line of Howard Avenue to the center line of Potter Avenue and of the East ½ of Potter Avenue from the center line of 7<sup>th</sup> Street to the North line of Lot 13, Block 63, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON".

TOGETHER WITH an easement for ingress, egress, and utilities as described in Road Maintenance Agreement recorded June 30, 2004, under Auditor's File No. 200406300008.

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

ESTATE OF:  ARVID O. MOSTAD  Deceased	CASE NO. 16---4-00106-8  LETTERS TESTAMENTARY
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1.1 The last will of ARVID O. MOSTAD late of Skagit County was duly exhibited proven and recorded in this court on MARCH 22, 2016.

1.2 In that will SHIRLEE D. CHRISTENSEN MOSTAD named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT SHIRLEE D. CHRISTENSEN MOSTAD is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 22, 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 MARCH 22, 2016.

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

DATED 3-22-16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

