

**After Recording Return To:**

Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273



201702070046  
Skagit County Auditor

2/7/2017 Page

1 of

\$76.00  
4 11:02AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017490  
FEB 07 2017

Amount Paid \$  
Skagit Co. Treasurer  
By *Mam* Deputy

**QUITCLAIM DEED**

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GRANTOR: **JAMES D. VAN DELINDER**, Personal Representative of the Estate of **BEVERLY S. MADDY**, Deceased

GRANTEE: **JAMES D. VAN DELINDER**, a married man as his separate estate

Abbreviated Legal: **FIRST TO SEDRO LT 16 EXC W 35 FT BLK 74 TGW W ½ VAC GRAVES ST ADJ**

Additional Legal on Page: **Exhibit "A"**

Assessor's Tax Parcel No: **4150-074-016-0007 (P76121)**

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THE GRANTOR, **JAMES D. VAN DELINDER**, in his capacity as the duly appointed Personal Representative of the Estate of **BEVERLY S. MADDY**, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 14-4-00377-3, in distribution of said Estate, hereby conveys and quit claims to **JAMES D. VAN DELINDER**, a married man as his separate estate, as GRANTEE, all of Grantor's interest, together with all after-acquired title of the Grantor, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: February 2, 2017.

Estate of BEVERLY S. MADDY, Deceased

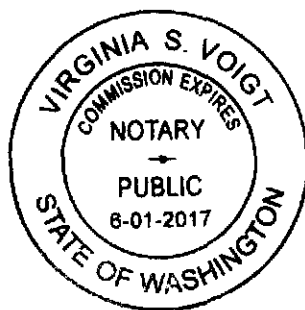
By *James D. Van Delinder*  
**JAMES D. VAN DELINDER**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **JAMES D. VAN DELINDER** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of BEVERLY S. MADDY, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 2<sup>nd</sup> day of February, 2017.



*Virginia S. Voigt*  
Printed Name VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/1/17

## **EXHIBIT "A"**

### **Legal Description:**

Lot 16, EXCEPT the West 35 feet thereof, Block 74, "First Addition to the Town of Sedro in Skagit County, Washington," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Graves Street adjoining which upon vacation, attached to said plat by operation of law.

EXCEPT those portions thereof conveyed to the City of Sedro Woolley by deeds recorded under Auditor's File Nos. 739860 and 7912070020.

Situate in the County of Skagit, State of Washington.

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

ESTATE OF:  <b>BEVERLY S MADDY</b>  Deceased	CASE NO. 14-4-00377-3  LETTERS TESTAMENTARY
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1.1 The last will of BEVERLY S MADDY late of Skagit County was duly exhibited proven and recorded in this court on OCTOBER 30, 2014.

1.2 In that will JAMES D VAN DELINDER named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JAMES D VAN DELINDER is authorized by this court to execute the will of the above decedent according to law.

DATED October 30, 2014

NANCY SCOTT  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Linda B. Petrzela, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT )

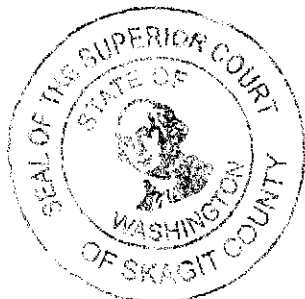
I, NANCY SCOTT, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on October 30, 2014.

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

DATED 12/17

NANCY SCOTT  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Jessica Otis Deputy Clerk



FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2014 NOV -3 AM 10:41