

AFTER RECORDING MAIL TO:

Halloran Forest, LLC
9518 Samish Island Road
Samish Island, WA 98232



Skagit County Auditor

\$76.00

2/9/2017 Page

1 of

4 11:57AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160759-OE

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR RICHARD SCOTT WISENBURG, as Personal Representative of the Estate of Jolynn Woodbury, deceased, Skagit County Superior Court Probate Cause No. 16-4-00412-1 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to HALLORAN FOREST, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lot B, SP 94-004: Being A Ptn of Gov. Lot 3, 26-36-2 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360226-0-008-0100, P105010

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-F" of Land Title Company's Preliminary Commitment No. 01-160759-OE

Date February 3, 2017

THE ESTATE OF JOLYNN WOODBURY,
deceased, Skagit County Superior Court
Probate Cause No. 16-4-00412-1

Richard Scott Wisenburg
By: Richard Scott Wisenburg, Personal
Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014521
FEB - 9 2017

Amount Paid \$ 4613.42
Skagit Co. Treasurer
By HB Deputy

LPB 10-05(1)

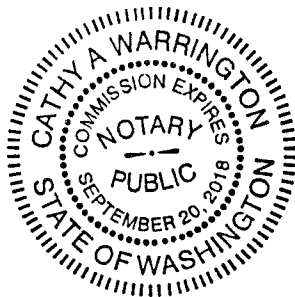
State of Washington }
County of Skagit Co Kitsap } SS:

I certify that I know or have satisfactory Richard Scott Wisenburg
signed this instrument, on oath That he is
stated-

authorized to execute the instrument and The Personal Representative
acknowledged it as
of The Estate of Jolynn Woodbury, deceased, to be the free and voluntary act of
Skagit County Superior Probate Cause No. such
16-4-00412-1

party for the uses and purposes mentioned in this instrument.

Dated: February 3, 2017



Cathy A. Warrington
Notary Public in and for the WA
Residing Port Orchard
My appointment 4.20.18

EXHIBIT A

PARCEL "A":

Lot B, Short Plat No. 94-004, approved May 3, 1994, recorded May 3, 1994, in Volume 11, page 73 of Short Plats, under Auditor's File No. 9405030022; being a portion of Government Lot 3, Section 26, Township 36 North, Range 2 East, W.M.,

EXCEPT the following described parcel:

That portion of Lot B of Skagit County Short Plat No. 94-004, approved May 3, 1994, recorded May 3, 1994, in Volume 11, page 73 of Short Plats, under Auditor's File No. 9405030022, being a portion of Government Lot 3, Section 26, Township 36 North, Range 2 East, W.M., lying West of the following described line:

Beginning at the Southeast corner of Lot 25, "SAMISH SHORES PLAT, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 7 and 7A, records of Skagit County, Washington;
thence South to the North line of Lot A, of Skagit County Short Plat No. 94-004, approved May 3, 1994, recorded May 3, 1994, in Volume 11, page 73 of Short Plats, under Auditor's File No. 9405030022, being a portion of Government Lot 3, Section 26, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 14/40 interest in the tidelands of the second class as conveyed by the State of Washington situated in front of said Samish Shores Plat,

EXCEPT that portion of said tidelands lying within those tidelands suitable for the cultivation of oysters, which were conveyed to John Earls by deed dated October 1, 1901, and recorded on November 11, 1942, under Auditor's File No. 357411 in Volume 187 of Deeds, page 427, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An undivided 14/40 interest in reserved Tract A, "SAMISH SHORES PLAT, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, pages 7 and 7A, records of Skagit County, Washington;

Situate in the County of Skagit, State of Washington.

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

ESTATE OF: JOLYNN WOODBURY Deceased	CASE NO. 16-4-00412-1 LETTERS TESTAMENTARY
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MAVIS E. BETZ, CO. CLERK
Deputy

NOV 18 2016

SKAGIT COUNTY, WASH
FILED

1.1 The last will of JOLYNN WOODBURY late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 18, 2016.

1.2 In that will RICHARD SCOTT WISENBURG named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED NOVEMBER 18, 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 NOVEMBER 18, 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

02/03/2017

Jessica C