AFTER RECORDING MAIL TO:

201702170110

Skagit County Auditor 2/17/2017 Page

\$78.00 of 6 3:37PM

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Filed for Record at Request of:

Land Title & Escrow of Skagit & Island County

Escrow No.: 01-161057-0E

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

FEB 1 7 2017

Amount Paid \$ U \(\frac{1}{2} \) Skagit Co. Treasurer

y in \(\text{N} \text{Deputy} \)

Statutory Warranty Deed

Land Title and Escrow

Washington

Ms/Susan D. Rozell

1059 Fidalgo Drive Burlington, WA 98233

THE GRANTOR R. Clare Wixom, Charles T. Wixom and Alan M. Wixom, as Co-Personal Representatives of the Estate of Joan C. Wixom, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SUSAN D. ROZELL, a single person the following described real estate, situated in the County of Skagit, State of

Abbreviated Legal: Unit 12, 1st Amendment To The Cedars, A Condo.

For Full Legal See Attached Exhibit "A"

COMMONLY KNOWN AS 1059 FIDALGO DRIVE, BURLINGTON WA 98233 Tax Parcel Number(s): P112573, 4705-000-012-0000

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-161057-OE.

Date February 10, 2017

THE ESTATE OF JOAN C. WIXOM, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9

By: R. Clare Wixom, Co-Personal

Representaive

See attached exhibit for signature and notary acknowledgment of Charles T. Wixom

By: Charles T. Wixom, Co-Personal

Representative

LPB 10-05(7-1)

See attached exhibit for signature and notary Acknowledgment of Alan M. Wixom By: Alan M. Wixom, Co-Personal Representative State of Washington County of Skagit I certify that I know or have satisfactory R. Clare Wixom signed this instrument, on oath stated that He is authorized to execute the instrument and Co-Personal Representative acknowledged it as the to be the free and voluntary act of of The Estate of Joan C. Wixom, deceased, Superior Court of the State of Washington, such Skagit County, Superior Court Probate Cause No. 16-4-00369-9 party for the uses and purposes mentioned in this instrument. 2017 Dated: February Notary Public in and for the Residing Sedro-Woodley My appointment

Exhibit to Statutory Warranty Deed dated February 10. 2017: signature and notary acknowledgment of Charles T. Wixom THE ESTATE OF JOAN & WIXOM, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9 Charles T. Wixom, Co-ressonal Representative State of County of I certify that I know or have satisfactory Charles T. Wixom signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Co-Personal Representative of The Estate of Joan C. Wixom, deceased, to be the free and voluntary act of Superior Court of the State of Washington such Skagit County, Superior Court Probate Cause No. 16-4-00369-9 party for the uses and purposes mentioned in this instrument. Dated: February 2017 Notary Public in and for the CREED K. STEPHENSON Residing Spanish Fork Notary Public, State of Utah My appointment Commission #679414 My Commission Expires November 24, 2018

Exhibit to Statutory Warranty Deed dated February 10. 2017: signature and notary acknowledgment of Alan M. Wixom THE ESTATE OF JOAN O. WIXOM, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9 Alan M. Wixom, Co-Personal Representative State of County of I certify that I know or have satisfactory Alan M. Wixom signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Co-Personal Representative of The Estate of Joan C. Wixom, deceased, to be the free and voluntary act of Superior Court of the State of Washington, such **Skagit County, Superior Court Probate Cause** No. 16-4-00369-9 party for the uses and purposes mentioned in this instrument, Dated: February 2017 Notary Public in and for the Stat VIRIDIANA CORDOVA Residing in Mesa Coons **NOTARY PUBLIC** My appointment STATE OF COLORADO NOTARY ID #20144014528 My Commission Expires April 2, 2018

EXHIBIT A

Unit [2, "FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per the survey map and plans thereof recorded in Volume 16 of Plats, pages 214 through 219, inclusive, records of Skagit County, Washington, and as identified in that certain Amended and Restated Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054; and First Amendment thereto recorded August 16, 1999, under Auditor's File No. 9907130112; and Second Amendment thereto recorded July 13, 1999, under Auditor's File No. 199908160158; and Third Amendment thereto recorded September 17, 1999, under Auditor's File No. 199909170116; and Fourth Amendment thereto recorded August 24, 2000, under Auditor's File No. 200008240077; and Fifth Amendment thereto recorded October 23, 2002, under Auditor's File No. 200210230125; and Sixth Amendment thereto recorded February 20, 2003, under Auditor's File No. 200302200070; and Seventh Amendment thereto recorded October 17, 2006, under Auditor's File No. 200610170109; and Eighth Amendment thereto recorded May 11, 2010, under Auditor's File No. 201005110027, all in the records of Skagit County, Washington

Situate in the City of Burlington, County of Skagit, State of Washington.

LPB 10-05(i-1)

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

ESTATE OF: JOAN C. WIXOM		CASE NO. 16-4-00369-9 LETTERS TESTAMENTARY
JOAN WAZON	Deceased	

I. BASIS

- 1.1 The last will of JOAN C. WIXOM late of Skagit County was duly exhibited proven and recorded in this court on OCTOBER 7, 2016.
- 1.2 In that will R. CLARE WIXOM, CHARLES T. WIXOM and ALAN M, WIXOM are named co-personal representatives
- 1.3 The co-personal representatives have qualified.

M. CERTIFICATION

THIS IS TO CERTIFY THAT R. CLARE WIXOM, CHARLES T. WIXOM and ALAN M. WIXOM are authorized by this court to execute the will of the above decedent according to law.

DATED OCTOBER 7, 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 OCTOBER 7, 2016.

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

DATED 10/11/16

MAVIS BETZ

COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

SEAL SUPERIOR COURT OF STARGIT COUNTY

Deputy Clerk