When recorded return to: Omero Vargas and Jordon Vargas P/O Box 2629 Stanwood, WA 98292



Skagit County Auditor

\$76.00

3/21/2017 Page

411:24AM

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620030295

CHICAGO TITLE 4200 30295

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark J. Keeding as Personal Representative of The Estate of Karen Kaeding, deceased

for and in consideration of Ten And No/100 Dellars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Omero Vargas, a married man as his separate estate and Jordon Vargas, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 1, 2, 3 and 4, 21, 22, 23 and 24, Block 6, SEATTLE SYNDICATE'S FIRST ADDITION TO THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 1 of Plats, page 25, records of Skagit County, Washington

TOGETHER WITH that portion of the vacated alley which reverted to said premises by operation of law per Ordinance No. 1720 as recorded under Auditor's File No. 79021060017, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P58811 / 3813-006-024-0000, P58805 / 3813-006-004-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: March 13, 2017

The Estate of Karen Kaeding

BY: Many Kyrola Mark J. Kaeding

Personal Reprensentative

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2017 1092

MAR 21 2017

Amount Paid \$ 2942

Skagit Co. Treasurer Mem Deputy

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 08.26.16

Page 1

WA-CT-FNRV-02150.620019-620030295

	STATUTORY WARRANTY DEED (continued)		
	νA		
State of V	nty of Skagit		
I certify that I ki	now or have satisfactory evidence that		
Mark J. Kaeding			
signed this inst acknowledged	son(s) who appeared before me, and said person acknowledged that (le/she/they) rument, on oath stated that (le/she/they) was authorized to execute the instrument and it as the Personal Representative of The Estate of Karen Kaeding to be the free and f such party for the uses and purposes mentioned in the instrument.		
Dated:	3.20.47		
	Name: Lacen Richmond		
	Name:		
	My appointment expires: 7.75.20		
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energy (AUSLIE		
[*] >			
	"The state of the		

EXHIBIT "A"

Exceptions

Ordinance No. 1720 including the terms, covenants and provisions thereof

Recording Date: February 16, 1979 Recording No.: 7902160017

- 2. Public or private easements, if any, over vacated portion of said premises.
- 3. Assessments, if any, levied by City of Anacortes.
- 4. City, county or local improvement district assessments, if any.

SUPERIOR COURT OF THE STATE OF WASHING FOR COUNTY, WASH FOR SKAGIT COUNTY

1

JUN 9

2003

ESTATE OF:	CASE NO. 03-4-00170-8 LETTERS TESTAMENTARYAMOT N. 60017 CO. ULERK
KAREN P. KAEDING Deceased	By: Deputy
	BASIS
1.1 The last will of KAREN P. duly exhibited proven and record	KAEDING late of Skagit County was ed in this court on JUNE 9, 2003.
1.2 In that will MARK representative.	J. KAEDING is named personal
1.3 The personal representative	has qualified.
II. CERT	CIFICATION
THIS IS TO CERTIFY THAT MARK COURT to execute the will of the	J. KAEDING is authorized by this above decedent according to law.
DATED JUNE 9, 2003.	•
NANCY SCOTT COUNTY CLERK	AND CLERK OF THE SUPERIOR COURT
BY Kristen	A. Denton, Deputy Clerk
III. CERTI	FICATE OF COPY
STATE OF WASHINGTON)) ss COUNTY OF SKAGIT)	
certify that the above is a true	Superior Court of Skagit County, e and correct copy of the Letters case which was entered of record
I further certify that these le	etters are now in full force and
DATED NANCY SCOTT COUNTY CLERK	AND CLERK OF THE SUPERIOR COURT
ВУ	Deputy Clerk
I, MAVIS E. BETT, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certaly that this is a muc copy of the original now on his in my ordice. Dated	
MAVIS E. BETZ, Quegty Glerk	