

When recorded return to:
James M Demko, Jr
PO Box 352
Bellingham, WA 98227



Skagit County Auditor
3/31/2017 Page

1 of 5 \$77.00
9:54AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030237

CHICAGO TITLE
620030237

STATUTORY WARRANTY DEED

wendelyn
THE GRANTOR(S) ~~Wendell B.~~ T. McDaniel, Personal Representative of The Estate of Wendell B. McDaniel

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James M Demko, Jr, a single person

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

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

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

Lot(s): PTN LOTS 4-6 AND 19-21 Block: 3 HAMSTROM'S ADD TO GRASSMERE

Tax Parcel Number(s): P129999 / 4067-003-021-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171268
MAR 31 2017

Amount Paid \$ *278.00*
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2017

The Estate of Wendell B. McDaniel

BY: Wendelyn T. McDaniel
Wendelyn T. McDaniel
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Wendelyn T. McDaniel is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Wendell B. McDaniel to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 30, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

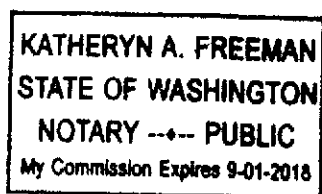


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P129999 / 4067-003-021-0000

That portion of Block 3, plat of "Hamstrom's Addition to Grassmere" according to the plat thereof, recorded on July 7, 1909 in Volume 3 of Plats at page 82, records of Skagit County, Washington, described as follows:

Lot 21, LESS the North 20 feet thereof;
All of Lot 20;
Lot 19, LESS the South 10 feet thereof;
The West 10 feet of Lots 4 and 5;
The West 10 feet of Lot 6, LESS the South 10 feet thereof;

TOGETHER WITH all that portion of vacated alley in said Block 3 as reverted thereto by operation of law by Skagit County Commissioners Final Order To Vacate Resolution No. R20090337 by that instrument recorded under Auditor's File No. 200909300105, lying between the Easterly and Westerly extensions of the North and South lines of the above described tract of land and all that portion of the East Half of vacated 2nd Street by the same instrument lying North of the Westerly extension of Lot 21 and South of the Westerly extension of the South line of the North 20 feet of Lot 21 in said Block 3.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Agreement and Floating Easement for As-Build Water Line & Hydrant and the terms and conditions thereof

Recording Date: May 18, 2000
Recording No.: 200005180036

2. Public or private easements, if any, over vacated portion of said premises.

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Board of County Commissioners
Purpose: For all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of record
Recording Date: September 30, 2009
Recording No.: 200909300105

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Estate of W. B. McDaniel Boundary Line Adjustment Survey.

Recording No: 200910210063

5. Plat Lot of Record Certification

Recording Date: April 27, 2010
Recording No.: 201004270088

6. Road Maintenance Agreement and the terms and conditions thereof

Recording Date: March 21, 2011
Recording No.: 201103210042

Said document being a re-recording of Auditor's File No. 201010140047.

7. City, county or local improvement district assessments, if any.

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

SKAGIT COUNTY, WASH
FILED

ESTATE OF:

CASE NO. 08-4-00076-1
LETTERS TESTAMENTARY

MAR 11 2008

WENDELL B. McDANIEL

Deceased

NANCY K. SCOTT, CO. CLERK
Deputy

I. BASIS

1.1 The last will of WENDELL B. McDANIEL late of Skagit County was duly exhibited proven and recorded in this court on MARCH 11, 2008.

1.2 In that will WENDELYN T. McDANIEL is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT WENDELYN T. McDANIEL is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 11, 2008.

NANCY SCOTT
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, 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 MARCH 11, 2008.

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

DATED MAR 22 2017

NANCY SCOTT
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY [Signature] Deputy Clerk

