

When recorded return to:
Christopher Michael Greathouse
24194 Mahonia Lane
Mount Vernon, WA 98274



Skagit County Auditor \$78.00
5/15/2017 Page 1 of 7 1:46PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172095
MAY 15 2017

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027156

Amount Paid \$ 3476.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

CHICAGO TITLE
620027156

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alyse Loomis, Personal Representative of The Estate of Glenn Richard Loomis, Deceased; and Alyse Jolene Loomis, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Christopher Michael Greathouse, a single man

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

Tax Parcel No. P74731/4136-008-009-0000

PARCEL A:

Portion of Lot 1, Block 8, RESERVE ADDITION TO THE TOWN OF MONTBORNE, according to the plat thereof, recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington, together with that portion of vacated Northern Pacific Railroad Right of Way, defined as follows: Beginning at a point 12.5 feet southwesterly of the southwest corner of Lot 2; thence southwesterly 89.63 feet; thence northwesterly 110.97 feet; thence northeasterly 95.15 feet; thence southeasterly 110.21 feet to the point of beginning;

(Also shown of record as Lot 9 of Survey recorded June 8, 2000, under Auditor's File No. 200006080127, records of Skagit County, Washington, and amended by Survey recorded August 30, 2000, under Auditor's File No. 200008300077, records of Skagit County, Washington.)

INCLUDING A 1999 48x28 Goldenwest Manufactured Home, Serial No. GWOR23N23018, Model No. OK44002F, title of which has been eliminated.

Situated in Skagit County, Washington.

STATUTORY WARRANTY DEED
(continued)

PARCEL B:

A non-exclusive access and utility easement known as Mahonia Lane as delineated on Survey recorded August 30, 200 under Auditor's File No. 200008300077, records of Skagit County, Washington

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P74731/4136-008-009-0000

Subject to:

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

Dated: May 11, 2017

The Estate of Glenn Richard Loomis, Deceased

BY: Alyse Loomis, PR
Alyse Loomis, Personal Representative

Alyse Jolene Loomis
Alyse Jolene Loomis

STATUTORY WARRANTY DEED
(continued)

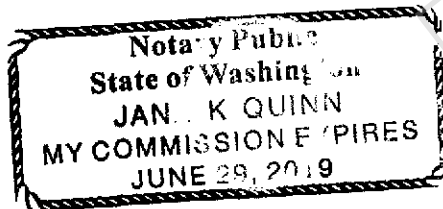
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Aluse Loomis

(s)are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Glenn Richard Loomis, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 12, 2017

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Alyse Jolene Loomis
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 12, 2017

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

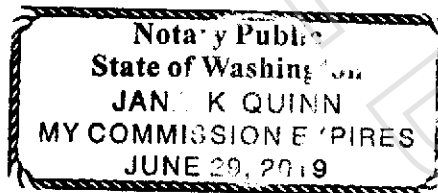


EXHIBIT "A"
Exceptions

1. 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 SURVEY:
Recording No: 200006080127

2. 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 AMENDED SURVEY:
Recording No: 200008300077

3. Easement, including the terms and conditions thereof, established by instrument(s);
Recorded: June 29, 2000
Auditor's No(s): 200006290071, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer mains with the necessary appurtenances
Affects: Portion of said premises

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
Recorded: June 15, 2000
Auditor's No(s): 200006150113, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

5. Agreement, including the terms and conditions thereof; entered into;
By: Landed Gentry Development, Inc., a Washington corporation
Recorded: June 15, 2000
Auditor's No. 200006150113, records of Skagit County, Washington
Providing: Restrictive covenants with provisions for road maintenance
Affects: Portions of said premises

6. Reservation contained in Deed:

Recording Date: March 15, 1930
Recording No.: 231905
As Follows: "...to operate a mill and the right to operate a shingle and lumber mill..."

7. Agreement, and the terms and conditions thereof:

Recording Date: July 13, 1999
Recording No.: 9907130072
Regarding : Developer Extension agreement

A release of encumbrance recorded April 12, 2002 under Auditor's File No. 200204120097.

8. Terms and conditions of Lot Certification Application:

Recording Date: June 8, 2000
Recording No.: 200006080060

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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

ESTATE OF: GLENN RICHARD LOOMIS Deceased	CASE NO. 17-4-00003-5 LETTERS OF ADMINISTRATION
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MAVIS E. BETZ, CO. CLERK
Deputy

JAN - 3 2017

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 GLENN RICHARD LOOMIS late of Skagit County died intestate on or about OCTOBER 31, 2016 leaving property in this state subject to administration.

1.2 On JANUARY 3, 2017 the court appointed ALYSE LOOMIS to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ALYSE LOOMIS is authorized by the court to administer the estate of the above decedent according to law.

DATED JANUARY 3, 2017.

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)

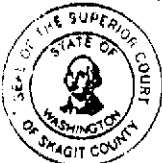
I, MAVIS E. BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on JANUARY 3, 2017.

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

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 5/14/2017 BY _____ Deputy Clerk



MAVIS E. BETZ, County Clerk

By Jessica G...
Deputy Clerk