

Filed for Record at Request of:  
Jayne Marsh Gilbert  
314 Pine St., Suite 211  
Mount Vernon, WA 98273



201706190179

Skagit County Auditor \$75.00  
6/19/2017 Page 1 of 3 3:08PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172088  
JUN 19 2017

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

### SPECIAL WARRANTY DEED

THE GRANTORS, NEVA B. HERRERA and FRANKLIN W. BATCHELOR III, co-personal representatives of the Estate of FRANKLIN W. BATCHELOR, deceased, Skagit County Cause No. 16-4-00086-0, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to FRANKLIN W. BATCHELOR III, a married man, as his separate property, that certain real property situated in Skagit County, Washington, legally described as follows:

Lot 12, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

Subject to a Deed of Trust recorded January 12, 2011 under Skagit County Auditor's File No. 201101120016.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.

Assessor's Account Numbers: 3899-000-012-0012; P64957

Commonly known as 24583 State Street, Sedro-Woolley, Washington 98284

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

DATED this 25<sup>th</sup> day of May 2017.

ESTATE OF FRANKLIN W. BATCHELOR

Neve B. Herrera

NEVA B. HERRERA, Co-Personal Representative

Frank W. Batchelor III

FRANKLIN W. BATCHELOR, III, Co-Personal Representative

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me NEVA B. HERRERA, to me known to be the Co-Personal Representative of the Estate of FRANKLIN W. BATCHELOR, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25<sup>th</sup> day of May 2017.



Llewella Faye Davis  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 11/09/17

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

On this day personally appeared before me FRANKLIN W. BATCHELOR III, to me known to be the Personal Representative of the Estate of FRANKLIN W. BATCHELOR, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 25<sup>th</sup> day of May 2017.



Llewella Faye Davis  
Notary Public, State of Washington  
Residing at: Mount Vernon  
My commission expires: 11/09/17

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

|   |   |
|---|---|
| ESTATE OF:<br><br>BETTY A. BATCHELOR &<br>FRANKLIN W. BATCHELOR<br><br>Deceased | CASE NO. 16-4-00086-0<br><br>LETTERS TESTAMENTARY |
|---|---|

1.1 The last wills of BETTY A. BATCHELOR & FRANKLIN W. BATCHELOR late of Skagit County were duly exhibited proven and recorded in this court on MARCH 10, 2016.

1.2 In these wills NEVA B. HERRERA & FRANKLIN W. BATCHELOR III are named personal representatives.

1.3 The personal representatives have qualified.

**H. CERTIFICATION**

THIS IS TO CERTIFY THAT NEVA B. HERRERA & FRANKLIN W. BATCHELOR III are authorized by this court to execute the wills of the above decedents according to law.

DATED MARCH 10, 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 MARCH 10, 2016.

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

DATED 3-10-16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

