

When recorded return to:
Guyle C. Adkerson and Charlene S. Russell
913 Marie Place
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
6/19/2017 Page 1 of 5 4:12PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620030582

Escrow No.: 620030582

STATUTORY WARRANTY DEED

THE GRANTOR(S) Julie Schrag, Personal Representative of the Estate of Arnold and Angela Etta, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Guyle C. Adkerson and Charlene S. Russell, a married couple

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

Lot 16, "DUKES HILL ESTATES DIV. 2", as per plat thereof, recorded in Volume 11 of Plats, pages 1 and 2, records of Skagit County, Washington.
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P78681 / 4221-000-016-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172609
JUN 19 2017

Amount Paid \$ 4366.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 15, 2017

Estate of Arnold and Angela Etta, Deceased

BY: Julie Schrag Per. Rep
Julie Schrag
Personal Representative

STATUTORY WARRANTY DEED
(continued)

State of WA
County of Thurston

I certify that I know or have satisfactory evidence that Julie Schrag is/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 Arnold and Angela Etta to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JUNE 15, 2017

NOTARY PUBLIC
State of Washington
PHYLLIS R. WEAVER
Commission Expires JULY 14, 2018

Phyllis R. Weaver
Name: Phyllis R. Weaver
Notary Public in and for the State of WA
Residing at: TRM Water
My appointment expires: 7-14-18

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Drainage District No. 14 of Skagit County
Purpose: Drainage ditch system
Recording Date: February 26, 1935
Recording No.: 267764
Affects: The exact location of which is undeterminable

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipeline
Recording Date: September 7, 1954
Recording No.: 506103

3. 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 DUKES HILLS ESTATES DIV. 2:

Recording No: 805202

4. Assessments, if any, levied by City of Sedro-Woolley.
5. City, county or local improvement district assessments, if any.

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

SKAGIT COUNTY, WASH
FILED
MAR 17 2017
MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: ARNOLD LESTER ETTA <p style="text-align: right;">Deceased</p>	CASE NO. 17-4-00123-6 LETTERS TESTAMENTARY
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- 1.1 The last will of ARNOLD LESTER ETTA late of Skagit County was duly exhibited proven and recorded in this court on MARCH 17, 2017.
- 1.2 In that will JULIE SCHRAG named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED MARCH 17, 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 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 17, 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 6-19-17 _____ Deputy Clerk



MAVIS E. BETZ, County Clerk
By: _____
Deputy Clerk

3/21/2017