

AFTER RECORDING MAIL TO:

Mr. and Mrs. Dan Allen
1600 Montgomery Street
Mount Vernon, WA 98274



201707060071

Skagit County Auditor

\$76.00

7/6/2017 Page

1 of

4 3:32PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163561-SE

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR MARTA L. HAND, as Personal Representative of the Estate of Arthur H. Farmer, deceased, Whatcom County Superior Court Probate Cause No. 17-4-00108-6 or and in consideration of ONE HUNDRED FIFTY THOUSAND AND NO/100 Dollars \$150,000.00, in hand paid, bargains, sells, and conveys to DAN ALLEN and YVONNE ALLEN, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description:

Ptn Tract C and All Tract D, Short Plat No. 42-80 (Ptn SE NE, 12-34-3 E W.M.).

Tract D and that portion of Tract C lying Southerly of the North line of Tract D, Skagit County Short Plat No. 42-80, as approved May 27, 1980, and recorded May 29, 1980, in Volume 4 of Short Plats, page 103, records of Skagit County, Washington; being a portion of the Southeast ¼ of the Northeast ¼ of Section 12, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 340312-0-011-0109, P21501

The Grantor for himself/herself and for his/her 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 statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: July 5, 2017

Estate of Arthur H. Farmer

BY: Marta L. Hand
Marta L Hand, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173049
JUL 06 2017

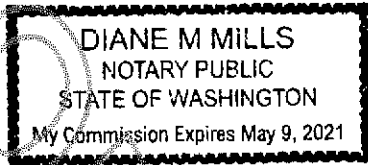
Amount Paid \$ 2675.00
Skagit Co. Treasurer
By nam Deputy

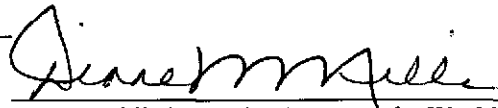
STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Marta L Hand
signed this instrument, on oath stated she is authorized to execute the instrument and acknowledged
it as the Personal Representative of the Estate of Arthur H Farmer

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 5, 2017





Notary Public in and for the State of Washington

Residing at Milton

My appointment expires: May 9, 2021

Schedule "A-1"

01-163561-SE

DESCRIPTION:

Tract D and that portion of Tract C lying Southerly of the North line of Tract D, Skagit County Short Plat No. 42-80, as approved May 27, 1980, and recorded May 29, 1980, in Volume 4 of Short Plats, page 103, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

FILED
COUNTY CLERK

2017 MAR -3 AM 8:41

WHATCOM COUNTY
WASHINGTON

BY _____

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

IN THE MATTER OF THE ESTATE OF

ARTHUR H FARMER,

Deceased.

No. 17-4-00108-6

LETTERS TESTAMENTARY

WHEREAS, the last Will of **ARTHUR H FARMER**, deceased, was on the 3RD day of March, 2017 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **MARTA L HAND**, has been named Executrix in and by said will;

NOW, THEREFORE, know all men by these presents, that we do hereby appoint and authorize **MARTA L HAND**, Executrix, to execute said Will according to law.

WITNESS **Leon F. Henley, Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 3RD day of March, 2017.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Beth Hansen, Deputy Clerk

CERTIFICATE

STATE OF WASHINGTON]

COUNTY OF WHATCOM] ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 3RD day of March, 2017 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 3rd day of March, 20 17.

County Clerk and Ex-Officio Clerk of the
Superior Court of Whatcom County, Washington

By Beth Hansen, Deputy Clerk