

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kevin D Anderson
14862 Benson Heights Place
Bow, WA 98232



Skagit County Auditor
7/17/2017 Page

1 of

3 3:48PM

\$75.00

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163006-0E ✓

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR DONNA L. ANDERSON, as Personal Representative of THE ESTATE OF DOROTHY M. CARROLL, deceased, Skagit County Superior Court Probate Cause No. 16-4-00154-8 for and in consideration of FOUR HUNDRED SEVENTY THOUSAND AND NO/100 Dollars \$470,000.00, in hand paid, bargains, sells, and conveys to KEVIN D. ANDERSON and EMILY M. ANDERSON, husband and wife the following described estate, situated in the County of Skagit, State of Washington:

Tract 1, Skagit SP#11-75, AF#815801.

FOR FULL LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH BY THIS REFERENCE IS INCORPORATED HEREIN

Tax Parcel Number(s): 350321-0-010-0207, P34555

350321-0-010-0400 - P161477

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 13, 2017

The Estate of Dorothy M. Carroll

BY: Donna L. Anderson PR
Donna L Anderson, Personal Representative

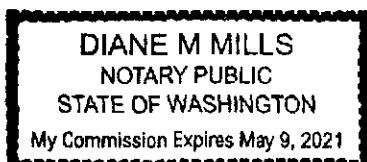
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3261
JUL 17 2017

Amount Paid \$ 8371.00
Skagit Co. Treasurer
By HTB Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence signed this instrument, on oath stated she is that Donna L Anderson authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Dorothy M Carroll to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 17, 2017



Diane M Mills
Notary Public in and for the State of Washington
Residing at Milton
My appointment expires: 5-09-21

DESCRIPTION:

Tract I of Skagit County Short Plat No. 11-75, as approved April 8, 1975 and recorded April 10, 1975, under Auditor's File No. 815801 and in Book 1 of Short Plats, page 33, records of Skagit County, Washington, being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 35 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

- A. A non-exclusive easement for ingress, egress and utilities over the North 15 feet of the South 630 feet of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, EXCEPT the East 260 feet thereof, as reserved by Jack L. Turner, et ux and Richard E. Turner in Contract recorded under Auditor's File No. 724831.
- B. Easement for ingress, egress, utilities and roadway including the terms and conditions thereof as disclosed by instrument recorded March 18, 1975, under Auditor's File No. 814790 and 814791, records of Skagit County, Washington.
(Affects the Northerly portion of said premises)

- C. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:

Plat/Short Plat:	Short Plat No. 11-75
Recorded:	April 10, 1975
Auditor's No.:	815801

- D. AGREEMENT AND RELEASE AND THE TERMS AND CONDITIONS THEREOF

Between:	Dorothy & Clayton Carroll
And:	Skagit County
Dated:	April 24, 2000
Recorded:	April 26, 2000
Auditor's No.:	200004260002
Regarding:	Water service

- E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Purpose:	Water line, lines or related facilities
Area Affected:	Portion of subject property
Dated:	July 7, 2000
Recorded:	July 18, 2000
Auditor's No.:	200007180026

- F. BENSON HEIGHTS ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

By and Between:	Peter C. Haase, Dorothy E. Haase, Dorothy M. Carroll, Brian L. Wolfe, Kathy Wolfe, Richard Johnson, and H. Irene Johnson
Dated:	November 22, 2002
Recorded:	December 23, 2002
Auditor's No.:	200212230255

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

ESTATE OF: DOROTHY M. CARROLL Deceased	CASE NO. 16-4-00154-8 LETTERS TESTAMENTARY
--	---

1.1 The last will of DOROTHY M. CARROLL late of Skagit County was duly exhibited proven and recorded in this court on APRIL 21, 2016.

1.2 In that will DONNA L. ANDERSON named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED APRIL 21, 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 APRIL 21, 2016.

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

DATED 4/25/16

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

