

AFTER RECORDING RETURN TO:

Skagit County Auditor 7/18/2017 Page

1 of

\$75.00 3 9:00AM

Larry A. Jelsing JELSING TRI WEST & ANDRUS PLLC 2926 Colby Avenue Everett, WA 98201-4078

> SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

> > JUL 17 2017

Amount Paid \$\ Skagit Co. Treasurer

By Deputy

SPECIAL WARRANTY DEED

<u>Grantor(s):</u> The Estate of Daniel Patrick Sands, deceased, by Phillip W. Hartvigson, Personal Representative (Snohomish County Superior Court Cause No. 17-4-00248031)

Grantee(s): Phillip W. Hartvigson, a single man

Legal Description (abbreviated): ANACORTES, BLOCK 59, LOT 16, 17 AND EAST 10 FEET OF LOT 15., TOGETHER WITH THAT PORTION OF VACATED ALLEY IN BLOCK 59 ADJOINING LOTS 16, 17 AND EAST 10 FEET OF LOT 15; AND ADJOINING LOTS 4, 5, AND THE EAST 10 FEET OF LOT 6, THAT INURES THERETO BY VIRTURE OF THE CITY OF ANACORTES VACATION ORDINANCE #2504, APPROVED SEPTEMBER 7, 1999, ALL IN BLOCK 59, CITY OF ANACORTES, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. TOGETHER WITH THAT PORTION OF VACATED ALLEY IN BLOCK 59 ADJOINING LOTS 16, 17 AND EAST 10 FEET OF LOT 15; AND ADJOINING LOTS 4, 5, AND THE EAST 10 FEET OF LOT 6, THAT INURES THERETO BY VIRTURE OF THE CITY OF ANACORTES VACATION ORDINANCE #2504, APPROVED SEPTEMBER 7, 1999, ALL IN BLOCK 59, CITY OF ANACORTES, AS RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Tax Parcel ID #: P55280 / 37720590170007

Grantor(s): The Estate of Daniel Patrick Sands, deceased, by Phillip W. Hartvigson, Personal Representative (Snohomish County Superior Court Cause No. 17-4-00248031), for and in consideration of: NONE: Distribution of Decedent's estate/inheritance per Last Will and Testament, in hand paid, bargains, sells, and conveys, to: Phillip W. Hartvigson, a single man, the following described real estate, situated in the County of Skagit, State of Washington:

Lots 16 and 17, Block 59, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON" as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the East 10 feet of Lot 15, Block 59, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

AND TOGETHER WITH that portion of the alley in Block 59 adjoining Lots 16, 17, and the east 10 feet of Lot 15; and adjoining Lots 4, 5, and the East 10 feet of Lot 6, that inures thereto by virtue of the City of Anacortes vacation Ordinance No. 2504, all in Block 59, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to easements, restrictions and other matters of record and without warranty as to boundaries, lot lines, encroachments, or existing leases/rental agreements.

ORIGINAL

Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes 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, and will forever warrant and defend the said described real estate.

DATED: , 2017.

> PHILLIP W. HARTVIGSON, Personal Representative of the Estate of Daniel Patrick

Sands

STATE OF WASHINGTON

COUNTY OF SNOHOMISH

On this day personally appeared before me Phillip W. Hartvigson, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this // day of $\sqrt{\ \ \ \ }$, 2017.

09-01-2019 PIF OF WAS

PUBLIC

Notary Public in and for the State of ∂V ashington, residing at \underline{P}_{e} // c ζ ζ .



2011 FEB -6 PM 2: 07

SONYA KRASKI COUNTY CLERK SHOHOMISH CO. WASH

SUPERIOR COURT OF STATE OF WASHINGTON IN AND FOR THE COUNTY OF SNOHOMISH

Estate of

DANIEL PATRICK SANDS

CASE NO. 17-4-00248-31

LETTERS TESTAMENTARY

Deceased

(LTRTS)

WHEREAS, the Last Will of the above named deceased having been duly exhibited, proven, and recorded on February 6, 2017 in this said Superior Court; and whereas, it appears in and by said will that PHILLIP W. HARTVIGSON is appointed Personal Representative thereon, and, whereas, said Personal Representative has duly qualified, now, therefore, know all persons by these presents, that we do hereby authorize the said Personal Representative to execute said Last Will according to law.

Witness my hand and the seal of said court, dated: 2/6/2017

Sonya Kraski, Clerk of Superior Court

CERTIFICATE

I Sonya Kraski, Clerk of the Snohomish County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above named case and were entered on: February & Paris I further certify that these letters are now in full force and effect.

Dated: **FEB 0 6 2017**

Sonya Kraski, Clerk of Superior Court

By_____