

AFTER RECORDING RETURN TO:

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



201707180027

Skagit County Auditor

7/18/2017 Page

1 of

3 9:00AM

\$75.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173274
JUL 17 2017

Amount Paid \$
Skagit Co. Treasurer
By *MLH* Deputy

SPECIAL WARRANTY DEED

Grantor(s): 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.

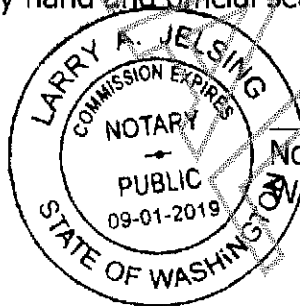
Situate in the City of Anacortes, County of Skagit, State of Washington.

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

DATED: 1-11, 2017.

STATE OF WASHINGTON)
) ss
COUNTY OF SNOHOMISH)

Given under my hand and official seal this 11 day of July, 2017.



Notary Public in and for the State of
Washington, residing at Bellevue

FILED

2017 FEB -6 PM 2:07

SONYA KRASKI
COUNTY CLERK
SNOHOMISH 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

By

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 6, 2017.

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

Dated: FEB 06 2017

Sonya Kraski, Clerk of Superior Court

By

