

When recorded return to:
James Lammon and Pamela Lammon
2310 Jacqueline Place
Mount Vernon, WA 98273



201707190048

Skagit County Auditor

\$77.00

7/19/2017 Page

1 of

5 3:38PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031240

CHICAGO TITLE
1020031240

STATUTORY WARRANTY DEED

THE GRANTOR(S) Trevor Swedeen, Personal Representative of The Estate of Steven W Swedeen,
Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to James Lammon and Pamela Lammon, a married couple

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

Lot 6, SOUZA'S ADDITION, according to the plat thereof, recorded in Volume 8 of Plats, page 70,
records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P54277 / 3757-000-006-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173311

JUL 19 2017

Amount Paid \$ 516.75
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 6, 2017

The Estate of Steven W Swedeen, Deceased

BY: Trevor Swedeen
Trevor Swedeen, Personal Representative

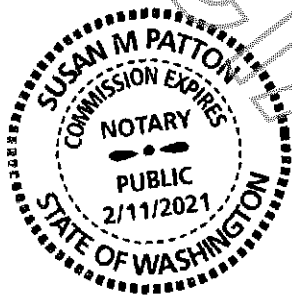
STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Island

I certify that I know or have satisfactory evidence that Trevor Swedeen

is are the person(s) who appeared before me, and said person acknowledged that he (he/she/they) signed this instrument, on oath stated that he (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Steven W Swedeen, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/18/17



Susan M Patton
Name: Susan M Patton
Notary Public in and for the State of WA
Residing at: Oak Harbor
My appointment expires: 2-11-2021

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 16, 1966
Auditor's No(s): 680056, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: A strip of land 5 feet in width, being 2.5 feet on each side of a centerline which is not set out
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: January 3, 1911
Auditor's No.: 82660 and 82667, records of Skagit County, Washington
Affects: Said premises and other property
3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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

MAVIS E. BETZ, CO. CLERK
Deputy

MAY - 2 2017

SKAGIT COUNTY, WASH
FILED

ESTATE OF: STEVEN W. SWEDEEN Deceased	CASE NO. 17-4-00176-7 LETTERS TESTAMENTARY
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1.1 The last will of STEVEN W. SWEDEEN late of Skagit County was duly exhibited proven and recorded in this court on MAY 2, 2017.

1.2 In that will TREVOR SWEDEEN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED MAY 2, 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 MAY 2, 2017.

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

DATED 6-21-17 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Carol A. Driscoll Deputy Clerk

