



Skagit County Auditor

8/18/2017 Page

1 of

\$76.00

3 12:52PM

When recorded return to:

Michael A. Winslow
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

SPECIAL WARRANTY DEED

Grantor:

Susan M. Westfeldt, Administratrix of the Estate of Cathryn Anne Westfeldt, under Skagit County Probate Cause No. 17-4-00193-7.

Grantees:

Susan M. Westfeldt, Timothy V. Westfeldt, and Jennifer E. Timmreck, each as to an undivided one-third interest, as Tenants in Common, in the Estate's one-half interest in the subject property.

Legal Description:

The South 50 feet of Lot 4 and the North 20 feet of Lot 5, Block 5, HILLCREST PARK ADDITION TO MOUNT VERNON, according to the Plat thereof recorded in Volume 6 of Plats, Page 8, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Assessor's Property Tax

Parcel or Account No. P53224

Reference Nos of Documents None.

Assigned or Released:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3878
AUG 18 2017

Amount Paid \$ 6
Skagit Co. Treasurer
By *BT* Deputy

CONVEYANCE:

For and in consideration of distribution under the laws of intestacy in the State of Washington, pursuant to administration of the Decedent's estate under Skagit County Probate No. 17-4-00193-7, the above named Grantor,

HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO:

Special Warranty Deed

-1-

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Susan M. Westfeldt, Timothy V. Westfeldt, and Jennifer E. Timmreck, each as to an undivided one-third interest, as Tenants in Common, in the Estate's one-half interest in the subject property, the above described real estate situated in Skagit County, Washington. (The other one-half interest in the subject property is held by Susan M. Westfeldt, individually.)

The 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, Grantor will forever warrant and defend the same described real estate.

DATED: July 18, 2017.

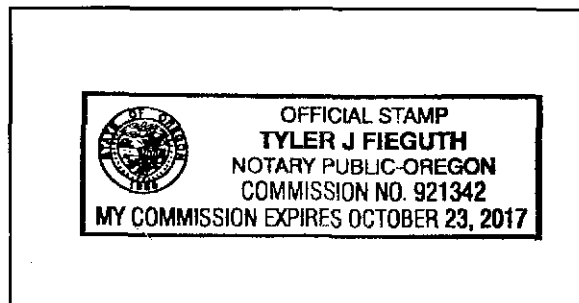
ESTATE OF CATHRYN ANNE WESTFELDT

By Susan M. Westfeldt,
Susan M. Westfeldt, Administratrix

State of Oregon)
)ss
County of Jackson)

I certify that I know or have satisfactory evidence that Susan M. Westfeldt signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Cathryn Anne Westfeldt to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: 18th of July, 2017.



PLACE NOTARY SEAL IN THIS BOX

Tyler Fieguth
Notary Public Tyler Fieguth
My appointment expires Oct + 23rd 2017

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

Special Warranty Deed

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

ESTATE OF: CATHRYN ANNE WESTFELDT Deceased	CASE NO.17-4-00193-7 LETTERS OF ADMINISTRATION
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I. BASIS

1.1 CATHRYN ANNE WESTFELDT late of ORANGE County, State of California died intestate on or about DECEMBER 21, 2016 leaving property in this state subject to administration.

1.2 On MAY 9, 2017 the court appointed SUSAN M. WESTFELDT to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SUSAN M. WESTFELDT is authorized by the court to administer the estate of the above decedent according to law.

DATED MAY 9, 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 this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on MAY 9, 2017.

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

DATED 5/9/17

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

