

When recorded return to:
Erika Hudson
2311 31st Street
Anacortes, WA 98221

201708250063

Skagit County Auditor

8/25/2017 Page

\$78.00

1 of

5 11:42AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620031555

Escrow No.: 620031555

STATUTORY WARRANTY DEED

THE GRANTOR(S) William T. Hardy, Jr., Personal Representative of The Estate of Christopher W. Hardy

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Erika Hudson, a single woman and Jesse Singleton, a single man

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

The East half of Lot 3, all of Lots 4 and 5, Block 10, KELLOGG & FORD'S ADDITION TO ANACORTES, according to the Plat thereof recorded in Volume 1 of Plats, Page 41, records of Skagit County, Washington.

(being known as Lot 3, Block 10, of Survey recorded in Volume 2 of Surveys, Page 90, under Auditor's File No. 877715).

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P57741 / 3800-010-005-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173999
AUG 25 2017

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By H.B. Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 15, 2017

William T. Hardy, Jr., Personal Representative of The Estate of Christopher W. Hardy

BY: *William T. Hardy, Jr.*
William T. Hardy, Jr.
Personal Representative

William T. Hardy, Jr. personal representative

STATUTORY WARRANTY DEED
(continued)

State of VERMONT

County of BENNINGTON

I certify that I know or have satisfactory evidence that WILLIAM T. HARDY, PERSONAL
REPRESENTATIVE is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Christopher W. Hardy, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8/23/2017

Name: JANE K. CURRIE
Notary Public in and for the State of VERMONT
Residing at: CASTLETON, VT
My appointment expires: 02/10/2019

EXHIBIT "A"

Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Meadow Vista, a partnership
Recorded: August 18, 1977
Auditor's No. 862088, records of Skagit County, Washington
2. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: April 5, 1978
Auditor's No(s).: 876937 records of Skagit County, Washington
Executed By: Meadow Vista, a Washington partnership
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 877715
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Anacortes.

UN
SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

ESTATE OF: CHRISTOPHER W. HARDY Deceased	CASE NO. 17-4-00253-4 LETTERS OF ADMINISTRATION
MAVIS E. BETZ, CO. CLERK Deputy	

JUL 31 2017

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 CHRISTOPHER W. HARDY late of Skagit County died intestate on or about JUNE 1, 2013 leaving property in this state subject to administration.

1.2 On JULY 21, 2017 the court appointed WILLIAM T. HARDY JR., to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT WILLIAM T. HARDY JR., is authorized by the court to administer the estate of the above decedent according to law.

DATED JULY 21, 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 JULY 21, 2017.

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

DATED _____

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

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original BY _____ Deputy Clerk now on file in my office. Dated 8-3-2017

MAVIS E. BETZ, County Clerk
By Kristen A. Denton
Deputy Clerk

