

When recorded return to:  
Adam Brown  
929 Summer Meadows Court  
Sedro Woolley, WA 98284



201708250084

Skagit County Auditor  
8/25/2017 Page

1 of

\$79.00  
6 1:42PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030879

CHICAGO TITLE  
620030879

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeanne Lee McLennan as Personal Representative of the Estate of Frank Daniel Martin Sr., deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Adam Brown, an unmarried person

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

Lot 8, Plat of Summer Meadows, according to the plat thereof, recorded in Volume 15 of Plats, Pages 176 through 178, records of Skagit County, Washington

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P106991/ 4630-000-008-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174002  
AUG 25 2017

Amount Paid \$5451.00  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 21, 2017

Jeanne Lee McLennan as Personal Representative of the Estate of Frank Daniel Martin Sr., deceased

BY: Jeanne Lee McLennan PR  
Jeanne Lee McLennan  
Personal Representative

**STATUTORY WARRANTY DEED**  
(continued)

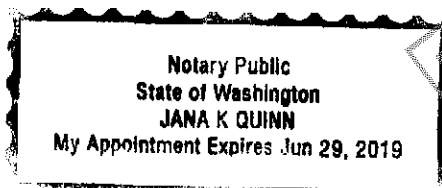
State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_

Jeanne Lee McLennan  
(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 The Estate of Frank Daniel Martin, Sr., deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 23, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



## EXHIBIT "A"

### Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line  
Recording Date: February 1, 1994  
Recording No.: 9402010068

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SHORT PLAT NO. SW-1-78:

Recording No: 872597

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF SUMMER MEADOWS:

Recording No: 9407130077

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by Summer Meadows Plat,

Recording Date: August 7, 1994  
Recording No.: 940713077  
Matters shown: fence lines at variance with boundary lines

5. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 15, 1994  
Recording No.: 9407150146

## EXHIBIT "A"

### Exceptions (continued)

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: June 6, 1995  
Recording No.: 9506060018

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cornerstone Court, Joint Venture  
Recording Date: July 15, 1994  
Recording No.: 9407150146

8. Skagit County Right to Farm Ordinance as disclosed in deed:

Recording Date: November 16, 2004  
Recording No.: 200411150103

9. City, county or local improvement district assessments, if any.

10. Assessments, if any, levied by City of Sedro-Woolley.

SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY

SKAGIT COUNTY, WASH  
FILED

APR 24 2017

MAVIS E. BETZ, CO. CLERK  
Deputy

ESTATE OF: FRANK DANIEL MARTIN SR. Deceased	CASE NO. 17-4-00166-0 LETTERS TESTAMENTARY
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1.1 The last will of FRANK DANIEL MARTIN SR., late of Skagit County was duly exhibited proven and recorded in this court on APRIL 19, 2017.

1.2 In that will JEANNE LEE MCLENNAN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED APRIL 19, 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 )

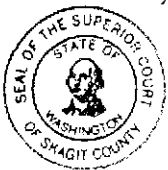
I, MAVIS E. BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on APRIL 19, 2017.

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

BY \_\_\_\_\_ Deputy Clerk

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 now on file in my office. Dated 8-8-17



MAVIS E. BETZ, County Clerk

By [Signature]  
Deputy Clerk