



201709080054

Skagit County Auditor

\$76.00

9/8/2017 Page

1 of

3 11:01AM

After Recording Return To:

Anita L. Reetz
2703 Highland Drive
Anacortes, WA 98221

STATUTORY WARRANTY DEED

GRANTOR: **ANITA L. REETZ**, Individually and as Personal Representative of
the **Estate of JAMES B. McGIFFERT, Deceased**

GRANTEE: **ANITA L. REETZ**, an unmarried woman

Abbreviated Legal: SKYLINE NO 4 LOT 55

Additional Legals
on Pages: 1 & 2

Assessor's Tax
Parcel No: 3820-000-055-0006; P59270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174251

SEP 08 2017

Amount Paid \$0
Skagit Co. Treasurer
By *mdm* Deputy

THE GRANTOR, **ANITA L. REETZ**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of JAMES B. McGIFFERT, Deceased**, under Skagit County Superior Court Cause No. 17-4-00243-7, in distribution of said estate, hereby conveys and warrants to **ANITA L. REETZ**, an unmarried woman, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 55, "SKYLINE NO. 4", as per plat recorded in Volume 9 of Plats, pages 61 and 62, records of Skagit County, Washington.

STATUTORY WARRANTY DEED

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: ~~June XXXXX 2017~~ September 7, 2017

Anita L. Reetz
ANITA L. REETZ, Individually and as
Personal Representative of the Estate of
JAMES B. McGIFFERT, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ANITA L. REETZ is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of JAMES B. McGIFFERT, Deceased, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of September, 2017.

JOHN T BURKE
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 02-13-2021

John T. Burke
Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

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

ESTATE OF: JAMES B. McGIFFERT Deceased	CASE NO. 17-4-00243-7 LETTERS TESTAMENTARY
--	---

1.1 The last will of JAMES B. McGIFFERT late of Skagit County was duly exhibited proven and recorded in this court on JUNE 22, 2017.

1.2 In that will ANITA L. REETZ named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED JUNE 22, 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 JUNE 22, 2017.

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

DATED 6/27/17 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

