

**When recorded return to:**

Emalia K Cornwell  
919 South 30th Street  
Mount Vernon, WA 98274



201709210099

Skagit County Auditor

\$78.00

9/21/2017 Page

1 of

5 3:45PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032230

**CHICAGO TITLE**

**620032230**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ann Renee Stewart, Personal Representative of the estate of Wayne J. King, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Emalia Kaiulani Ethel Cornwell, an unmarried person and Scott Alan Radder, an unmarried person

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

Lot 10, PLAT OF EAST SECTION HEIGHTS, according to the plat thereof, recorded in Volume 16 of Plats, page 98 through 100, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108564 / 4672-000-010-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174467  
SEP 21 2017

Amount Paid \$4,812.78  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: September 14, 2017

The estate of Wayne J. King, deceased

BY: Ann Renee Stewart  
Ann Renee Stewart  
Personal Representative

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Ann Renee Stewart

(s)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 Wayne J. King, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 18, 2017

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --+-- PUBLIC  
My Commission Expires 9-01-2018

## EXHIBIT "A"

### Exceptions

1. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-95:

Recording No: 9507280010

2. Encroachment onto the West portion of said premises by fence appurtenant to property adjoining on the West, by varying distances.

Affects: Lots 2 through 10

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 PLAT OF EAST SECTION HEIGHTS:

Recording No: 9604110070

4. Power of Attorney and Agreement regarding formation of Local Improvement District, including the terms, covenants and provisions thereof

Recording Date: April 11, 1996  
Recording No.: 9604110037

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.

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

ESTATE OF:  WAYNE J. KING  Deceased	CASE NO. 17-4-00194-5  LETTERS TESTAMENTARY
---	---

1.1 The last will of WAYNE J. KING late of Skagit County was duly exhibited proven and recorded in this court on MAY 10, 2017.

1.2 In that will ANN RENEE STEWART named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED MAY 10, 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 10, 2017.

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

DATED 5/10/17 MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

