

After Recording Return To:

Roxan R. Kraft
901 D Avenue
Anacortes, WA 98221



201712040103

Skagit County Auditor
12/4/2017 Page

1 of 4 10:56AM \$77.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175633

DEC 04 2017

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

STATUTORY WARRANTY DEED

GRANTOR: **ROXAN R. KRAFT**, Individually and as Personal Representative of the Estate of **KEITH G. KRAFT, Deceased**

GRANTEE: **ROXAN R. KRAFT**, a single woman

Legal Description:

Abbreviated Form: LOTS 7-10, BLK 197, ANACORTES
N ½ S ½ SE ¼ SEC 28 TWP 34 N R 3 E W.M. LESS RD
Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 3772-197-010-0002; P56204
340328-4-006-0001; P22880

THE UNDERSIGNED GRANTOR, **ROXAN R. KRAFT** (a/k/a ROXAN E.R. KRAFT and ROXAN ROBINSON KRAFT), individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **KEITH G. KRAFT, Deceased**, under Skagit County Superior Court Cause No. 17-4-00136-8, in distribution of said Estate, hereby conveys and warrants to the GRANTEE, **ROXAN R. KRAFT**, a single woman, 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:

See Exhibit "A" attached hereto and incorporated herein by this reference.

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

DATED this 30th day of November, 2017.

Roxan R. Kraft

ROXAN R. KRAFT, Individually and as
Personal Representative of the **Estate of**
KEITH G. KRAFT, Deceased

STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **ROXAN R. KRAFT** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of KEITH G. KRAFT, 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 30th day of November, 2017.



Cassandra Carr

Printed Name

CASSANDRA CARR

NOTARY PUBLIC in and for the State of Washington

My Commission Expires

6/2/2018

EXHIBIT "A"

Legal Description:

3772-197-010-0002; P56204

Lots 7 to 10, inclusive, Block 197, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

340328-4-006-0001; P22880

The North 1/2 of the South 1/2 of the Southeast 1/4 of Section 28, Township 34 North, Range 3 East, W.M., except Bradshaw Road.

Situate in the County of Skagit, State of Washington.

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

ESTATE OF: KEITH G. KRAFT Deceased	CASE NO. 17-4-00136-8 LETTERS OF ADMINISTRATION
--	--

MAVIS E. BETZ, CO. CLERK
Deputy

MAR 29 2017

SKAGIT COUNTY, WASH
FILED

I. BASIS

1.1 KEITH G. KRAFT late of Skagit County died intestate on or about FEBRUARY 8, 2017 leaving property in this state subject to administration.

1.2 On MARCH 29, 2017 the court appointed ROXAN ROBINSON KRAFT to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ROXAN ROBINSON KRAFT is authorized by the court to administer the estate of the above decedent according to law.

DATED MARCH 29, 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 MARCH 29, 2017.

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

DATED 12-1-17

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 now on file in my office. Dated 12-1-17

BY [Signature] Deputy Clerk



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk