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Skagit County Auditor

\$77.00

2/5/2018 Page

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4 11:08AM

After Filing Return To:
James A. Flaggert
Davis Wright Tremaine LLP
1201 Third Avenue
Suite 2200
Seattle, WA 98101-3045

SPECIAL WARRANTY DEED**Grantor(s):**

1. CATHERINE W. HAYES, individually and as nonintervention personal representative of the Estate of FREDERICK W. HAYES, under King County, Washington Superior Court Cause No. 17-4-1752-1 SEA

Grantee(s):

1. CATHERINE W. HAYES, as her separate estate

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Unit 8, Skyline No. 18, a Condominium, also known as Skyline Marine Condominium, Skagit County, Washington

Assessor's Property Tax Parcel Account Number(s): P60243**Reference Numbers of Documents Assigned or Released (if applicable):** N/A

SPECIAL WARRANTY DEED

THE GRANTOR, Catherine W. Hayes, as nonintervention personal representative of the Estate of Frederick W. Hayes, under King County, Washington Superior Court Cause No. 17-4-1752-1 SEA (certified copy of Letters Testamentary attached), without consideration and as a non pro rata division and partial distribution of the estate, bargains, sells, and conveys to Catherine W. Hayes, as her separate estate, Grantee, the following described real estate situated in the County of Skagit County, State of Washington, subject to all agreements, conditions, covenants, easements, restrictions, and other matters of record, and subject also to all defects, encumbrances, and other matters that would be disclosed by a thorough physical inspection and accurate ALTA/NSPS land title survey of the Property:

Unit 8, Skyline No. 18, a Condominium, also known as Skyline Marine Condominium, Second Addition (Division 18) according to Declaration thereof recorded October 26, 1970, under Auditor's File No. 745027, and recorded in Volume 9 of Plats, pages 110 and 111, records of Skagit County, Washington.

Catherine E. Hayes, individually, joins in this conveyance and confirms that her community property interest in such property is intended to be conveyed to the above grantee, and hereby bargains, sells, and conveys such interest in the above-described property to the Grantee.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018440
FEB 05 2016

Amount Paid \$
Skagit Co. Treasurer
By *Adam* Deputy

Grantor, and not otherwise, she, as personal representative, will forever warrant and defend the said described real estate.

DATED: January 31, 2018.



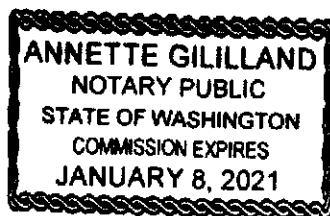
CATHERINE W. HAYES, individually and as personal representative of the Estate of Frederick W. Hayes

STATE OF WASHINGTON

COUNTY OF KING

On this 31st day of January, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Catherine W. Hayes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed, individually and as personal representative, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.





NOTARY PUBLIC in and for the State of Washington, residing at Seattle

My appointment expires 1/8/2021

Print Name ANNETTE GILILLAND

FILED

2017 MAR 15 PM 2:17

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF

FREDERICK W. HAYES

DECEASED

NO: 17-4-01752-1 SEA

LETTERS TESTAMENTARY

(LTRTS)

The last will of the above named decedent was duly exhibited, proven and filed on March 15, 2017. It appears in and by said will that: CATHERINE W. HAYES is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: March 15, 2017.



BARBARA MINER
King County Superior Court Clerk

By: A. CORTES, Deputy Clerk

I BARBARA MINER Clerk of the Superior Court of the State of Washington for King County do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date

MAR 15 2017

BARBARA MINER Superior Court Clerk

By: A. CORTES
Deputy Clerk

