



201802090032

After Recording Return To:

Darla K. Maney
19730 Skyridge Road
Mount Vernon, WA 98274

Skagit County Auditor

\$77.00

2/9/2018 Page

1 of

4 11:48AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018509
FEB 09 2018

Amount Paid ~~\$~~
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **DARLA K. MANEY**, Individually and as Personal Representative of the Estate of **JAMES L. MANEY, Deceased**

GRANTEE: **DARLA K. MANEY**, a single woman

Legal Description:
Abbreviated Form: Skyridge Div. 7, Lot 5 & Portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in 17-34-4

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 4592-000-005-0004; P102666
340417-0-092-0006; P25690

THE UNDERSIGNED GRANTOR, **DARLA K. MANEY**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **JAMES L. MANEY, Deceased**, under Skagit County Superior Court Cause No. 17-4-00409-29, in distribution of said Estate, hereby conveys and warrants to the GRANTEE, **DARLA K. MANEY**, 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 8th day of February, 2018.

Darla K. Maney
DARLA K. MANEY, Individually and as
Personal Representative of the **Estate of**
JAMES L. MANEY, Deceased

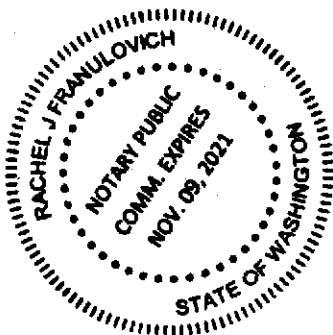
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **DARLA K. MANEY** 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 JAMES L. MANEY, 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 8th day of February, 2018.



Rachel J. Franulovich
Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2021

EXHIBIT "A"

Legal Description:

4592-000-005-0004; P102666

Lot 5, "Plat of Skyridge Div. VII", as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO Easements, restrictions, and reservations of record.

340417-0-092-0006; P25690

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the paved highway right-of-way at the Northwest corner of those premises conveyed to E.N. Neal, et ux, by deed dated March 5, 1946, filed February 4, 1947, under Auditor's File No. 400968, and recorded in Volume 216 of Deeds, at page 56 which point is 346.4 feet West, more or less, of the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence East along the South line of said highway right-of-way 75 feet;
thence South parallel with the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to a line which is parallel with and 288 feet South of the North line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence West 75 feet;
thence North to the point of beginning;

EXCEPT that portion of said premises, if any, lying West of the East line of those premises conveyed to Lloyd K. Westphall, et ux, by deed dated March 24, 1949, filed July 7, 1949, under Auditor's File No. 433418 and recorded in Volume 234 of Deeds at page 742,

EXCEPT the North 10 feet thereof deeded to the City of Mount Vernon for road purposes by instrument dated October 29, 1984, and recorded November 16, 1984, under Auditor's File No. 8411160007.

Situate in the County of Skagit, State of Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
11/16/17

Estate of JAMES L. MANEY:

DECEASED.

No. 17-4-00409-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of JAMES L. MANEY, late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 16, 2017.

1.2 In that will DARLA K. MANEY is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DARLA K. MANEY is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 16th day of November, 2017.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)

) ss


COUNTY OF SKAGIT)

I, MAVIS 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 November 16, 2017.

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

DATED: November 16, 2017

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

