

When recorded return to:
Jennie Kerr
PO Box 2738
Lynnwood, WA 98036



Skagit County Auditor
2/12/2018 Page 1 of 5 3:41PM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620033263

Escrow No.: 620033263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bethany Kristiansen and Amanda Gonzales, Personal Representatives of The Estate of Joseph Bernardo Gonzales, Deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Jennie Kerr, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:
The West 9 acres of Government Lot 1, Section 5, Township 33 North, Range 5 East of the Willamette Meridian;

EXCEPT road along the North line thereof;

ALSO EXCEPT the North 431 feet thereof.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P17894 / 330505-1-001-0307

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018550
FEB 12 2018

Amount Paid \$ 4,010.⁰⁰
Skagit Co Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2018

The Estate of Joseph Bernardo Gonzales, Deceased

BY: BK
Bethany Kristiansen
Personal Representative

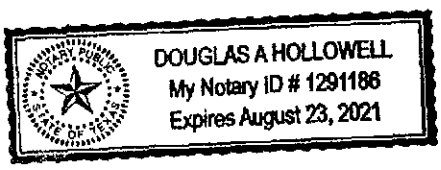
BY: _____
Amanda Gonzales
Personal Representative

State of TEXAS
County of Denton

I certify that I know or have satisfactory evidence that Bethany Kristiansen

is/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 Joseph Bernardo Gonzales, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/8/2018



Douglas A. Hollowell
Name: _____
Notary Public in and for the State of TEXAS
Residing at: Little Elm, TX
My appointment expires: 8/23/2021

STATUTORY WARRANTY DEED
(continued)

Dated: February 6, 2018

The Estate of Joseph Bernardo Gonzales, Deceased

BY: _____
Bethany Kristiansen
Personal Representative

BY: *[Signature]*
Amanda Gonzales
Personal Representative

State of California
_____ of Los Angeles

I certify that I know or have satisfactory evidence that Amanda Gonzales

is/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 Joseph Bernardo Gonzales, Deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: ~~6~~ February 8, 2018

See Attached CA Act
Name: Elaine Kenneth
Notary Public in and for the State of California
Residing at: Los Angeles
My appointment expires: March 17 2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

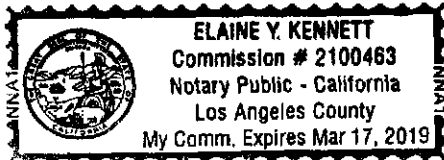
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On February 8, 2018 before me, Elaine Kennett, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Amanda Gonzales
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed
Document Date: Feb 6, 18 Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: United States of America
Purpose: Fills, drains, cuts, turnouts, and retaining walls
Recording Date: February 12, 1959
Recording No.: 575989
Affects: Exact location and extent of easement is undisclosed of record.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Willard D. Buckner and Mabel A. Buckner, husband and wife
Purpose: Ingress, egress and utilities
Recording Date: November 20, 1972
Recording No.: 777055
Affects: West 60 feet of said premises

3. Any matters arising out of questions as to the exact location of the East boundary of said premises due to legal description by area instead of metes and bounds.

4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 25, 2010
Recording No.: 201010250040
Matters shown: Possible encroachment of a fence along the Southern boundary of said premises

5. City, county or local improvement district assessments, if any.