

UNOFFICIAL



Skagit County Auditor
2/14/2018 Page 1 of 4 12:59PM \$77.00

Prepared By:
Leila Hale Hansen, Esq.
3333 East Serene Avenue, Suite 200
Henderson, NV 89074
702-736-5800
Bar# 74247

**After recording return to &
Mail Tax Statements To:**
Paul Edward McIlrath
2801 W. Yakima Avenue,
Yakima, WA 98902

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018571
FEB 14 2018
Amount Paid \$ 4,971.²⁰
Skagit Co. Treasurer
By *Unam* Deputy

Property Tax ID#: P69679 / 4016-000-059
0004
File #: L-96736

Record and Return to:
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

L-96736

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TWO HUNDRED SEVENTY NINE THOUSAND and 00/100 DOLLARS (\$279,000.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 30 day of January, 2018 PAUL EDWARD MCILRATH a/k/a PAUL E.MCILRATH, as executor of the estate of Gurina McIlrath Palmer, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto, PAUL EDWARD MCILRATH, a single man, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"
LOT 59, SNEE-005H
Parcel ID: P69679 / 4016-000-059-0004
Commonly Known As: 16780 Chilberg Avenue, La Conner, WA 98257

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

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SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Witness Grantor(s) hand(s) this the 30 day of January, 2018
Paul Edward McIlrath, a/k/a
Paul E. McIlrath, as executor

PAUL EDWARD MCILRATH a/k/a
PAUL E. MCILRATH, as executor

STATE OF WASHINGTON
COUNTY OF YAKIMA

On this day personally appeared before me PAUL EDWARD MCILRATH a/k/a PAUL E. MCILRATH, as executor of the estate of Gurina McIlrath Palmer, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged that has signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 30 day of January, 2018



Tania Mendoza
Notary Public residing at YAKIMA
COUNTY
Printed Name: Tania Mendoza
My Commission Expires: 03/19/2019

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 59, SNEE-OOSH, SKAGIT COUNTY, WASH, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 50, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN SKAGIT COUNTY, WASHINGTON.

Parcel ID: P69679 / 4016-000-059-0004

Commonly known as 16780 Chilberg Ave, La Conner, WA 98257
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL LOT(S): 59 SNEE-OOSH

**CERTIFIED
COPY**

FILED

17 JUL 31 AM 11:04

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

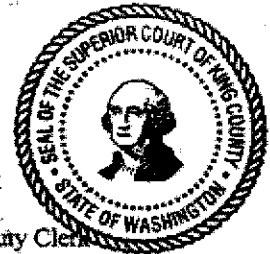
<p>IN RE THE ESTATE OF GURINA MCILRATH PALMER DECEASED</p>	<p>NO: 17-4-04738-1 SEA LETTERS TESTAMENTARY (LTRTS)</p>
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The last will of the above named decedent was duly exhibited, proven and filed on July 31, 2017. It appears in and by said will that: PAUL E. MCILRATH 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: July 31, 2017.

BARBARA MINER
King County Superior Court Clerk

By: RS, Deputy Clerk
R. SHANE



• NOT OFFICIAL WITHOUT SEAL •

STATE OF WASHINGTON } ss.
County of King

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle this day of FEB 14 2018

BARBARA MINER Superior Court Clerk

By: [Signature] Deputy Clerk

