



201812070006

12/07/2018 10:53 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

After Recording Return To:

Kathleen R. Thornburgh
3601 Carol Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185334
DEC 07 2018

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

STATUTORY WARRANTY DEED

GRANTOR: KATHLEEN R. THORNBURGH, Individually and as
Personal Representative of the Estate of CHRISTOPHER B.
RAWSON, Deceased

GRANTEE: KATHLEEN R. THORNBURGH, a single woman

Legal Description:

Abbreviated Form: PTN N 1/2 SW 1/4 NE 1/4 AKA LT 4, S/P 43-92 FORMERLY
PTN TR D S/P 16-71

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 340409-0-025-0300; P101468

THE UNDERSIGNED GRANTOR, **KATHLEEN R. THORNBURGH**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **CHRISTOPHER B. RAWSON**, Deceased, under Skagit County Superior Court Cause No. 17-4-00372-7, in distribution of said Estate, hereby conveys and warrants to the GRANTEE, **KATHLEEN R. THORNBURGH**, 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 7th day of December, 2018.

Kathleen Thornburgh
KATHLEEN R. THORNBURGH,
Individually and as Personal Representative of
the Estate of **CHRISTOPHER B.**
RAWSON, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KATHLEEN R. THORNBURGH** 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 CHRISTOPHER B. RAWSON, 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 7th day of December, 2018.

JOHN T BURKE
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 02-13-2021

John T. Burke
Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

EXHIBIT "A"Legal Description:

Tract 4 of Short Plat No. 92-043, approved December 14, 1992 and recorded December 15, 1992, under Auditor's File No. 9212150044, records of Skagit County, Washington; being a portion of Tracts A and D of Short Plat No. 16-71 in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and a portion of the East 11 acres of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across Carol Lane delineated on the face of said Short Plat No. 92-043, and ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of Tract 3 of said Short Plat 92-043 as said easement is delineated on the face thereof.

EXHIBIT "A"
STATUTORY WARRANTY DEED

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

| | |
|---|---|
| ESTATE OF: CHRISTOPHER B. RAWSON Deceased | CASE NO. 17-4-00372-7 LETTERS TESTAMENTARY |
|---|---|

1.1 The last will of CHRISTOPHER B. RAWSON late of Skagit County was duly exhibited proven and recorded in this court on OCTOBER 18, 2017.

1.2 In that will KATHLEEN R. THORNBURGH named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT KATHLEEN R. THORNBURGH is authorized by this court to execute the will of the above decedent according to law.

DATED OCTOBER 18, 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 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 OCTOBER 18, 2017.

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

DATED 10/19/17 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

