



201812110041

12/11/2018 11:15 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20185391

DEC 11 2018

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

STATUTORY WARRANTY DEED

GRANTOR: **PATRICIA R. SEBASTION**, Individually and as Personal Representative of the **Estate of LEOPOLD W. SEBASTION, Deceased**

GRANTEE: **PATRICIA R. SEBASTION**, a single woman

Legal Description:

Abbreviated Form: LOT 9 BLOCK 1 KLOKES'S ADDITION TO BURLINGTON

Additional on: Page 1

Assessor's Tax Parcel No.: 4088-001-009-0014; P72626

THE UNDERSIGNED GRANTOR, **PATRICIA R. SEBASTION**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **LEOPOLD W. SEBASTION**, Deceased, under Skagit County Superior Court Cause No. 18-4-00340-29, in distribution of said Estate, hereby conveys and warrants to the GRANTEE, **PATRICIA R. SEBASTION**, 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:

Lot 9, Block 1 of "KLOKES'S ADDITION TO BURLINGTON," as per plat recorded in Volume 7 of Plats, Page 40, records of Skagit County, EXCEPT the North 8 feet thereof conveyed to the City of Burlington for alley purposes by deed dated March 15, 1956, and recorded as Auditor's File No. 558970 in Volume 291 of Deeds at Page 19.

STATUTORY WARRANTY DEED - 1

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED this 26th day of November, 2018.

Patricia R. Sebastian

PATRICIA R. SEBASTION, Individually
and as Personal Representative of the Estate of
LEOPOLD W. SEBASTION, Deceased

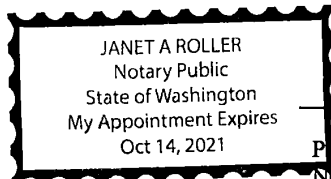
STATE OF WASHINGTON

COUNTY OF SNOHOMISH

} ss.

I certify that I know or have satisfactory evidence that **PATRICIA R. SEBASTION** 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 **LEOPOLD W. SEBASTION, 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 26th day of November, 2018.



Janet A. Roller
Printed Name Janet A. Roller
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10-14-2021

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
10/02/18**Estate of LEOPOLD W. SEBASTION:**

No. 18-4-00340-29

LETTERS TESTAMENTARY**I. BASIS**

1.1 The last will of LEOPOLD W. SEBASTION late of SNOHOMISH County, State of WASHINGTON was duly exhibited proven and recorded in this court on October 02, 2018.

1.2 In that will PATRICIA R. SEBASTION is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED on this the 2ND Day of October, 2018.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

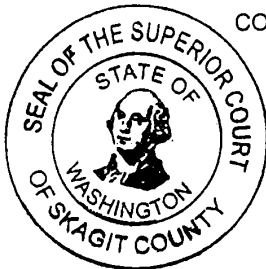
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPYSTATE 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 October 02, 2018.

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

DATED: October 03, 2018

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk