

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019123
JAN 11 2019

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



201901110082

01/11/2019 12:57 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

LEGAL STRATEGIES LLC
P.O. Box 1546
La Conner, Washington 98257
Attention: Patricia Paul, Attorney

SPECIAL WARRANTY DEED (Personal Representative's Deed)

1. **Grantor:** Nelson, Terrance Wayne, Personal Representative
2. **Grantee:** Nelson, Terrance Wayne AND Nelson, Veronica Diane
3. **Legal Description:**

Lots 1 and 2, Block 12, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH." As per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.
4. **Assessor's Property Tax Parcel/Account Number:**

4128-012-002-0002/P74322

ANY WRITING, TEXT, INITIALS, REVISIONS OR NOTARY SEAL APPEARING OUTSIDE THESE MARGINS
MAY DISQUALIFY THIS DOCUMENT FOR RECORDING

**SPECIAL WARRANTY DEED
(Personal Representative's Deed)**

The Grantor, TERRANCE WAYNE NELSON, [individually and] as Personal Representative of the Estate of Roberta Pearl Nelson, Deceased, Skagit County, Washington Superior Court Cause No 16 4 00408 3 for and in consideration of ten dollars and other good and valuable consideration, in hand, grants, bargains, sells, conveys and confirms to Terrance Wayne Nelson and Veronica Diane Nelson, as tenants in common, each owning one-half (1/2) interest, the following described real estate, situated in the County of Skagit, State of Washington.

[Legal Description]

Lots 1 and 2, Block 12, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH." As per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY

ESTATE OF: ROBERTA PEARL NELSON Deceased	CASE NO. 16-4-00408-3 LETTERS TESTAMENTARY
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- 1.1 The last will of ROBERTA PEARL NELSON late of Skagit County was duly exhibited proven and recorded in this court on NOVEMBER 16, 2016.
- 1.2 In that will TERRANCE WAYNE NELSON named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TERRANCE WAYNE NELSON is authorized by this court to execute the will of the above decedent according to law.

DATED NOVEMBER 16, 2016

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 NOVEMBER 16, 2016.

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

DATED 11/16/16 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

