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Skagit County Auditor

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

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

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title: SPECIAL WARRANTY DEED
Grantor: DAVID B. HEDLIN, Administrator for the Estate of Elizabeth C. Hedlin, Deceased
Grantee: CAROL E. HEDLIN, a married woman as her separate estate;
 DAVID B. HEDLIN, a married man as his separate estate; and
 MARY M. HEDLIN, a married woman as her separate estate
Abbreviated Legal: Lot 1, Blk 24, and Tract III, Map of Syndicate Add. to Town of La Conner,
 Skagit Co., Wash.
Parcel Number: 4128-024-001-0000; P114063
 4128-025-004-0000; P74409
Reference Number(s) of Documents Affected: N/A
Full Legal Description set forth in Exhibit A of Document.

SPECIAL WARRANTY DEED

The Grantor, DAVID B. HEDLIN, in his capacity as the duly appointed, qualified and acting Administrator for the Estate of Elizabeth C. Hedlin, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 02-4-00079-7, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the Grantees, CAROL E. HEDLIN, a married woman as her separate estate, DAVID B. HEDLIN, a married man as his separate estate, and MARY M. HEDLIN, a married woman as her separate estate, each as to an undivided one-third fractional interest as tenants in common, that certain real property, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, and legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions and reservations of record.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2150
JUN 05 2019

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

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: May 31, 2019.

**ESTATE OF ELIZABETH C. HEDLIN,
Deceased**

By: David B. Hedlin
David B. Hedlin, Administrator

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that DAVID B. HEDLIN is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Administrator of the Estate of Elizabeth C. Hedlin, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 31st day of May, 2019.

Heather Waldron
HEATHER WALDRON
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
Residing at: Mount Vernon, WA
My Commission Expires 3-23-2022

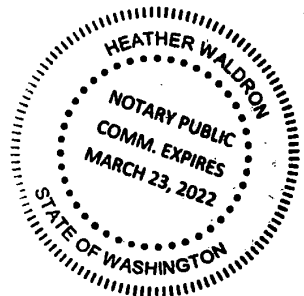


Exhibit A
(Legal Description)

Skagit County Assessor's Tax Parcel #4128-024-001-0000; P114063

Lot 1, Block 24, "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.

Situate in the Town of La Conner, County of Skagit, State of Washington.

Skagit County Assessor's Tax Parcel #4128-025-004-0000; P74409

Tract III, "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.

Situate in the Town of La Conner, County of Skagit, State of Washington.

FILED

Skagit County Clerk
Skagit County, WA
06/03/19

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

ESTATE OF ELIZABETH C. HEDLIN:

No. 02-4-00079-7

LETTERS ADMINISTRATION

I. BASIS

1.1 ELIZABETH C HEDLIN late of SKAGIT County died intestate on or about July 10, 2001 leaving property in this state subject to administration.

1.2 On June 03, 2019 the court appointed DAVID B HEDLIN to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT DAVID B HEDLIN is authorized by this court to administer the estate of the above decedent according to law.

DATED on this the 3rd day of June, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT
By Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on June 03, 2019.

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

DATED: June 03, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

