

When recorded return to:

Biringer Properties, LLC
PO Box 2809
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4119
Oct 07 2020
Amount Paid \$15513.07
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-7035

THE GRANTOR(S) Heirs and Devises of Quinton Schroeder, deceased, PO Box 2469, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Biringer Properties, LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:

Section 15, Township 34 North, Range 3 East - Ptn. SE (aka Lot 3 Short CaRD PL-15-0572)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P22040, P22041 and P22042

Dated: 9-28-2020

Estate of Quinton Schroeder

By: Kirk M. Campbell
Kirk M. Campbell, Personal Representative

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kirk M. Campbell, Personal Representative of Estate of Quinton Schroeder is the person who appeared before me, and said person acknowledged that ~~he~~ she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 28th day of September, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: XXX Beaver Marsh Rd, Mount Vernon, WA 98273
Tax Parcel Number(s): P22040, P22041 and P22042

Property Description:

Lot 3, Skagit County Short CaRD No. PL-15-0572, approved March 2nd, 2016 and recorded April 19, 2016 under Skagit County Auditor's File No. 201604190039; being a portion of the South half of the Southeast quarter of Section 15, Township 34 North, Range 3 East of W.M.;

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7035-KH

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EXHIBIT B

20-7035-KH

1. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Recorded: June 25, 1952

Auditor's No.: 476840

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

2. Lot certification, including the terms and conditions thereof, recorded December 29, 2015 and April 19, 2016 as Auditor's File No. 201512290054 and 201604190040. Reference to the record being made for full particulars. The company makes no determination as to its affects.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Skagit County Short CaRD No. PL-15-0572 recorded April 19, 2016 as Auditor's File No. 201604190039.

4. Easement, affecting a portion of subject property for the purpose of Natural Resource Land Easement including terms and provisions thereof granted to Skagit County, a political subdivision of the State of Washington recorded April 19, 2016 as Auditor's File No. 201604190041

5. SAID LANDS HAVE BEEN RECLASSIFIED FOR TAX PURPOSES, NOTICE OF WHICH IS GIVEN BY INSTRUMENT AS HEREIN SET FORTH. THEY WILL BE SUBJECT TO FURTHER TAXATION AND INTEREST THEREUPON AS PROVIDED BY CHAPTER 84.33 AND 84.34 R.C.W. UPON WITHDRAWAL FROM SUCH CLASSIFICATION OR CHANGE IN USE.

Reclassified As: Farm and Agricultural

Recorded: May 3, 1971

Auditor's No.: 752049

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7035-KH

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SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
06/24/2020

Estate of QUINTON SCHROEDER:	No. 20-4-00248-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of QUINTON SCHROEDER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 24, 2020.
- 1.2 In that will KIRK CAMPBELL is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 06/24/2020.

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

III. CERTIFICATE OF COPY

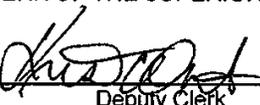
STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 June 24, 2020.

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

DATED: 06/25/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

