

When recorded return to:

Troy Bellows  
35023 Walders Road  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1181

Mar 19 2021

Amount Paid \$5760.35  
Skagit County Treasurer  
By Bridget Ibarra Deputy

GNW 21-9297

### STATUTORY WARRANTY DEED

THE GRANTOR(S) John Tatham, personal representative of the Estate of Homer Haywood Hughes, deceased,  
2220 Woodworth Circle, Anchorage, AK 99517,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Troy Bellows, a married man as his separate estate

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:  
Ptn. SW4 SW4, S12, T35N, R6E

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): P41092  
*John Tatham*

Dated: 03/18/2021

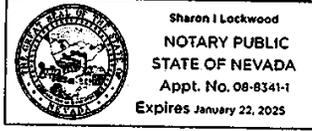
Homer Haywood Hughes Estate

By: *John Tatham*  
John Tatham, Personal Representative

STATE OF Nevada  
COUNTY OF Clark

I certify that I know or have satisfactory evidence that John Tatham, Personal Representative of Homer Haywood Hughes Estate 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: 18th day of March, 2021



*S Lockwood*  
Signature 08-8341-1

Notary Public, State of Nevada  
Title

My appointment expires: 01/22/2025

Notarized online using audio-video communication

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

ESTATE OF: HOMER HAYWOOD HUGHES Deceased	CASE NO. 14-4-0236-0 LETTERS TESTAMENTARY
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1.1 The last will of HOMER HAYWOOD HUGHES late of Skagit County was duly exhibited proven and recorded in this court on JULY 8, 2014.

SKAGIT COUNTY, WASH  
FILED

1.2 In that will JOHN TATHAM named personal representative.

JUL 08 2014

1.3 The personal representative has qualified.

NANCY K. SCOTT, CO. CLERK  
Deputy

**II. CERTIFICATION**

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

DATED JULY 8, 2014

NANCY SCOTT  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

OK

BY KRISTEN DENTON, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON)

COUNTY OF SKAGIT ) ss  
)

I, NANCY SCOTT, 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 JULY 8, 2014.

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



NANCY SCOTT  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen Denton Deputy Clerk

STATE OF WASHINGTON  
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH

CERTIFICATE NUMBER: 2014-015070

DATE ISSUED: 07/09/2014

FEE NUMBER: 000000029

GIVEN NAMES: HOMER HAYWARD  
LAST NAME: HUGHES

SUFFIX: JR

COUNTY OF DEATH: SKAGIT  
DATE OF DEATH: JUNE 30, 2014  
HOUR OF DEATH: 05:35 P.M.  
SEX: MALE  
AGE: 82 YEARS

PLACE OF DEATH: HOME  
FACILITY OR ADDRESS: 35023 WALDERS ROAD  
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284

SOCIAL SECURITY NUMBER: [REDACTED]

RESIDENCE STREET: 33023 WALDERS ROAD  
CITY, STATE, ZIP: SEDRO WOOLLEY, WASHINGTON 98284  
INSIDE CITY LIMITS? NO

HISPANIC ORIGIN: NO, NOT HISPANIC  
RACE: WHITE

COUNTY: SKAGIT  
TRIBAL RESERVATION: NOT APPLICABLE  
LENGTH OF TIME AT RESIDENCE: 20 YEARS

BIRTHPLACE: ANACORDES, SKAGIT CITY, WASHINGTON

FATHER: HOMER HAYWARD HUGHES SR.  
MOTHER: BLANCH [REDACTED]

MARITAL STATUS: DIVORCED  
SPOUSE:

METHOD OF DISPOSITION: CREMATION  
PLACE OF DISPOSITION: MOUNT VERNON CREMATORY  
CITY, STATE: MOUNT VERNON, WA  
DISPOSITION DATE: JULY 08, 2014

OCCUPATION: BOAT BUILDER  
INDUSTRY: MARINE  
EDUCATION: BACHELOR'S DEGREE  
US ARMED FORCES? YES

FUNERAL FACILITY: WHIDBEY MEMORIAL FUNERAL & CREMATION SERVICE INC  
ADDRESS: 746 NE MIDWAY BLVD.  
CITY, STATE, ZIP: OAK HARBOR WA 98277  
FUNERAL DIRECTOR: PAUL E. KUZINA

INFORMANT: JOHN TATHAN  
RELATIONSHIP: BROTHER  
ADDRESS: 2220 WOODWORTH CIRCLE, ANCHORAGE, AK 99517

- CAUSE OF DEATH:
- A. PROGRESSIVE HEART BLOCK  
INTERVAL: 3 DAYS
  - B. CORONARY ARTERY DISEASE  
INTERVAL: 9 YEARS
  - C. INTERVAL:
  - D. INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH:  
PERIPHERAL VASCULAR DISEASE WITH LEFT BELOW KNEE AMPUTATION, RHEUMATOID ARTHRITIS, DIABETES.

DATE OF INJURY:  
HOUR OF INJURY:  
INJURY AT WORK?  
PLACE OF INJURY:

MANNER OF DEATH: NATURAL  
AUTOPSY: NO  
AVAILABLE TO COMPLETE THE CAUSE OF DEATH? NOT APPLICABLE  
DID TOBACCO USE CONTRIBUTE TO DEATH? UNKNOWN  
PREGNANCY STATUS, IF FEMALE: NOT APPLICABLE

LOCATION OF INJURY:  
CITY, STATE, ZIP: WASHINGTON  
COUNTY:  
DESCRIBE HOW INJURY OCCURRED:

CERTIFIER NAME: PEGGY BISSELL, MD  
TITLE: PHYSICIAN  
CERTIFIER  
ADDRESS: 1990 HOSPITAL DRIVE, SUITE 200  
CITY, STATE, ZIP: SEDRO WOOLLEY WA 98284  
DATE SIGNED: JULY 02, 2014

STATUS OF DECEDENT: IS A TRANSPORTATION INJURY?  
NOT APPLICABLE

CASE REFERRED TO ME/CORONER: NO  
FILE NUMBER: N3AR 412

ITEM(S) AMENDED: NONE

ATTENDING PHYSICIAN:  
PEGGY BISSELL MD

NUMBER(S): NONE  
DATE(S): NONE

LOCAL DEPUTY REGISTRAR:  
MEL PEDROSA  
DATE RECEIVED: JULY 08, 2014



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 35023 Walders Road, Sedro-Woolley, WA 98284  
Tax Parcel Number(s): P41092

**Property Description:**

The Southwest Quarter of the Southwest Quarter of Section 12, Township 35 North, Range 6 East, W.M., EXCEPT the Northeast Quarter of the Southwest Quarter of the Southwest Quarter, ALSO EXCEPT that portion thereof lying Southerly of the Northerly line of those premises conveyed to Noretap, a Washington General Partnership, by that certain deed recorded March 4, 1992, as Auditor's File No. 9203040094, ALSO EXCEPT that portion thereof, if any, lying within the right of way of State Highway No. 20.

Situate in Skagit County, Washington.

**EXHIBIT B**

21-9297-KH

1. 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 surveys named Records of Survey recorded July 16, 1996 as Auditor's File No. 9607160087 and 9607160088.

We note that an instrument entitled Title Notification pertaining to Designated Natural Resource Lands, recorded April 29, 2002 as Auditor's File No. 200204290310, and an instrument entitled Notice of Moratorium pertaining to Non-Forestry Use of Land, recorded October 23, 2003 as Auditor's File No. 200310230075, may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Matters set forth in said notice(s)/agreement(s) may have expired, changed or may change in the future without recorded notice.

2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Power and Light Company and/or its predecessors, recorded February 10, 1926, as Auditor's File No. 191428.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Power and Light Company and/or its predecessors, recorded September 15, 1965, as Auditor's File No. 671761.