

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

2021-1622
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 15 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

SPECIAL WARRANTY DEED

GRANTOR: C. MATTHEW HUNTER, as Personal Representative of the
Estate of HALSTEN M. HUNTER, Deceased, who took title
as ROBERT R. HALSTEN

GRANTEE: C. MATTHEW HUNTER, a single person

Legal Description:
Abbreviated Form: SAMISH SHORES PLAT LOT 16 AND THE EAST ½ of LOT
17

Additional on: Page 1

Assessor's Tax Parcel No: 3991-000-016-0007 / P68807

THE GRANTOR, C. MATTHEW HUNTER, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of HALSTEN M. HUNTER, f/k/a ROBERT R. HALSTEN, Deceased, under Skagit County Superior Court Cause No. 20-4-00376-29, in distribution of said estate, grants, bargains, conveys, and confirms to C. MATTHEW HUNTER, a single person, as GRANTEE, all of Grantor's right, title, and 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 16 and the East ½ of Lot 17, Samish Shores Plat, according to the recorded plat thereof in the records of Skagit County, Washington.

Together with M/H WAFL1AB849642627 FLEETWOOD 75 56x14.


SUBJECT TO: Easements, restrictions and reservations of record.

SPECIAL WARRANTY DEED

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 this 12th day of April, 2021.

Estate of **HALSTEN M. HUNTER,**
f/k/a **ROBERT R. HUNTER, Deceased**

By:  P. R.

C. MATTHEW HUNTER
Personal Representative

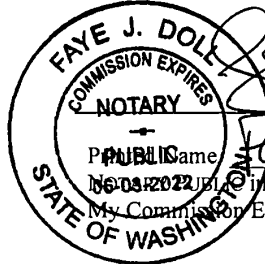
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **C. MATTHEW HUNTER** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of HALSTEN M. HUNTER, f/k/a ROBERT R. HUNTER, Deceased**, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of April, 2021.



My Name Faye J. Doll
My Commission Expires 6/3/22

SPECIAL WARRANTY DEED

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTYESTATE OF HALSTEN M HUNTER:
f/k/a ROBERT R. HUNTER**FILED**Skagit County Clerk
Skagit County, WA
09/17/2020

No. 20-4-00376-29

LETTERS ADMINISTRATION

I. BASIS

- 1.1 HALSTEN M HUNTER late of SKAGIT County died intestate on or about August 24, 2020 leaving property in this state subject to administration.
- 1.2 On September 17, 2020 the court appointed C. MATTHEW HUNTER administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT C. MATTHEW HUNTER is authorized by this court to administer the estate of the above decedent according to law.

DATED 09/17/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By 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 of Administration in the above-named case, which was entered of record on September 17, 2020.

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

DATED: 09/18/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk