

POOR ORIGINAL

202106250157

06/25/2021 03:14 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor, WA

When recorded return to:

Molly Kelleher Honig and Andrew Kelleher Honig
12816 East Lake Drive
Sedro Woolley, Wa. 98284

GNW 21-11160

STATUTORY WARRANTY DEED

THE GRANTOR Lynne Michelle Deskins, Personal Representative of the Estate of Lawrence H. Nalbach, deceased, for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Molly Kelleher Honig and Andrew Kelleher Honig, a married couple 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: Ptn. Gov. Lot 8, Section 6, Township 34, North, Range 5 East

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: P30142 340506-3-049-0002

Dated: 6/24/21

Lynne Michelle Deskins Personal Representative
Lynne Michelle Deskins, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2905

Jun 25 2021

Amount Paid \$33605.00
Skagit County Treasurer
By Josie L Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11160-KH

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lynne Michelle Deskins, Personal Representative of Lawrence Henry Nalbach 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: 24 day of June, 2021

Doug Clark
Signature

Notary Public
Title

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

My appointment expires: 12-15-21

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 12816 East Lake Drive, Sedro-Woolley, WA 98284
Tax Parcel Number: P30142 340506-3-049-0002
:

That portion of Government Lot 8, Section 6, Township 34 North, Range 5 East, W.M., described as follows:

Beginning at the northeast corner of said Government Lot 8;
thence N 89°49'29"W along the north line thereof, a distance of 402.59 feet to the point of beginning of this description at the beginning of a curve concave to the southwest from which the radius point bears S 00°10'31"W, a distance of 80.00 feet;
thence easterly, southeasterly and southerly along said curve through central angle of 81°17'44", and an arc distance of 113.51 feet;
thence S 8°31'45"E, a distance of 59.48 feet to a curve to the right having a radius of 80.00 feet;
thence southerly along said curve through a central angle of 7°06'00", and an arc distance of 9.91 feet;
thence S 1°25'44"E, a distance of 188.43 feet;
thence N 89°49'36"W, a distance of 619.98 feet to the west line of said Government Lot 8;
thence northerly along the west line of Government Lot 8, a distance of 343.60 feet, more or less, to the northwest corner of said Government Lot 8;
thence S 89°49'29"E, a distance of 637.46 feet to the point of beginning.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11160-KH

EXHIBIT B

21-11160-KH

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 1, 1946

Auditor's No(s): 394566, et al, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline(s) and appurtenances and rights-of-way therefore
Affects: Locations are undisclosed

2. Easement in favor of Skagit Valley Lumber Company for water mains and power lines as disclosed by instrument recorded October 13, 1955, under Auditor's File No. 526274, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 8, 1959

Auditor's No(s): 581440, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As surveyed, staked and agreed upon by both parties

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 1, 1959

Auditor's No.: 586119, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

5. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington
Auditor's No.: 691928, records of Skagit County, Washington
Affects: Shorelands

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: October 15, 1992

Auditor's No(s): 9210150075, records of Skagit County, Washington
From: Thomas P. von Bahr, a single man
To: Skagitonians to Preserve Farmlands, a Washington non-profit corporation
For: Protection of property

7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded April 29, 1993 under Auditor's File No. 9304290030.

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: February 8, 1999

Auditor's No(s): 9902080223, records of Skagit County, Washington
In favor of: Michael Weynands et al
For: Construction, operation and maintenance of a sewage disposal system drain field
Statutory Warranty Deed
LPB 10-05

Order No.: 21-11160-KH

Affects: As disclosed in said instrument

9. Easement, including the terms and conditions thereof, reserved by instrument(s);

Recorded: December 11, 2001

Auditor's No(s): 200112110064, records of Skagit County, Washington

In favor of: Skagit County

For: An easement in gross is hereby reserved within the vacated right-of-way for all existing and future utilities, including extensions and improvements thereto, and recognition of any franchises of records

Said instrument is a re-recording of instrument (s);

Recorded: November 20, 2001

Auditor's No(s): 200112070026, records of Skagit County, Washington

10. Road Maintenance Agreement and Declaration of Easement set forth in instrument;

Recorded: September 14, 2004

Auditor's File No.: 200409140195, records of Skagit County, Washington

11. Terms, conditions, and restrictions of that instrument entitled Object to Declaration of Easement

Auditor's File No. 200409140195;

Recorded: February 18, 2005

Auditor's No(s): 200502180094, records of Skagit County, Washington

12. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded December 20, 2006 under Auditor's File No. 200612200095.

13. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: February 13, 2007

Auditor's No(s): 200702130073, records of Skagit County, Washington

14. 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 Boundary Line Adjustment Survey recorded November 30, 2010 as Auditor's File No. 201011300075.

15. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 1, 2011 under Auditor's File No. 201103010036.

Said instrument also establishes/reserves easements for ingress, egress, utilities, and emergency vehicle turnaround, as described therein.

16. Lot certification, including the terms and conditions thereof, recorded March 14, 2011 as Auditor's File No. 201103140040. Reference to the record being made for full particulars. The company makes no determination as to its affects.

17. Public and private easement, if any, over vacated portion of said premises.

18. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11160-KH

2/19/2021 8:22 AM

FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

2021 FEB 12 PM 1:38

Space for Filing & Receipt Stamps

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

In the Matter of the Estate
OF
LAWRENCE HENRY NALBACH
Deceased,

NO. 21-4-00072-29
CERTIFICATE OF DEATH OF
LAWRENCE HENRY NALBACH

3

Attached hereto is a copy of the Certificate of Death of LAWRENCE HENRY NALBACH.
This is being submitted in lieu of the original subject to approval of the Court pursuant to RCW
11.20.070.

Death Certificate - 1

RANDY M. BOYER, INC. P.S.
PROFESSIONAL SERVICE CORPORATION
ATTORNEY
7017 196TH ST. S.W.
LYNNWOOD, WASHINGTON 98036
(425) 712-3107 FACSIMILE (425) 778-2274

ORIGINAL

2/19/2021 8:29 AM

STATE OF WASHINGTON
DEPARTMENT OF HEALTH

CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2021-002751

DATE ISSUED: 01/22/2021
FEE NUMBER: 310121

FIRST AND MIDDLE NAME(S): LAWRENCE HENRY
LAST NAME(S): NALBACH

AKA: LARRY NALBACH
COUNTY OF DEATH: SKAGIT

DATE OF DEATH: JANUARY 18, 2021

HOUR OF DEATH: 04:00 PM

SEX: MALE AGE: 79 YEARS

SOCIAL SECURITY NUMBER: [REDACTED]

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO
RACE: WHITE

BIRTH DATE: DECEMBER 05, 1941
BIRTHPLACE: WESTMORELAND, PA

MARITAL STATUS: DIVORCED
SURVIVING SPOUSE: NOT APPLICABLE

OCCUPATION: BUILDER/CONTRACTOR
INDUSTRY: CONSTRUCTION
EDUCATION: BACHELOR'S DEGREE
US ARMED FORCES: YES

INFORMANT: LYNNE M DESKINS
RELATIONSHIP: DAUGHTER
ADDRESS: 31117 230TH PL SE, BLACK DIAMOND WA 98010

- CAUSE OF DEATH
- A: ACUTE GASTROINTESTINAL BLEED
INTERVAL: DAYS
- B: RECTAL ULCERATION
INTERVAL: MONTHS
- C: EXTERNAL BEAM RADIOTHERAPY
INTERVAL: MONTHS
- D: PROSTATE CANCER
INTERVAL: YEARS

OTHER CONDITIONS CONTRIBUTING TO DEATH: MYELODYSPLASTIC SYNDROME

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

LOCATION OF INJURY:

CITY, STATE, ZIP:
COUNTY:
DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: HOSPITAL
FACILITY OR ADDRESS: SKAGIT VALLEY HOSPITAL
CITY, STATE, ZIP: MT. VERNON, WASHINGTON 98274

RESIDENCE STREET: 12816 E LAKE DR
CITY, STATE, ZIP: SEDRO WOOLLEY, WA 98294
INSIDE CITY LIMITS: YES COUNTY: SKAGIT
TRIBAL RESERVATION: NOT APPLICABLE
LENGTH OF TIME AT RESIDENCE: 15 YEARS

FATHER: HENRY JACOB NALBACH
MOTHER: ELIZABETH MCEWEN

METHOD OF DISPOSITION: CREMATION
PLACE OF DISPOSITION: SEATTLE SERVICE GROUP CREMATORY

CITY, STATE: SEATTLE, WASHINGTON
DISPOSITION DATE: JANUARY 25, 2021

FUNERAL FACILITY: EVERGREEN FUNERAL HOME & CEMETERY

ADDRESS: 4504 BROADWAY
CITY, STATE, ZIP: EVERETT, WASHINGTON 98203
FUNERAL DIRECTOR: LEVI W. SUTTON

MANNER OF DEATH: NATURAL
AUTOPSY: NO
WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE
CAUSE OF DEATH: NOT APPLICABLE
DID TOBACCO USE CONTRIBUTE TO DEATH: NO
PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: MASOUD TALEGHANI, MD
TITLE: PHYSICIAN
CERTIFIER ADDRESS: 1415 E. KINCAID STREET
CITY, STATE, ZIP: MOUNT VERNON, WASHINGTON 98274
DATE SIGNED: JANUARY 20, 2021

CASE REFERRED TO ME/CORONER: NO
FILE NUMBER: NOT APPLICABLE
ATTENDING PHYSICIAN: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: BELEN MARTINEZ
DATE RECEIVED: JANUARY 21, 2021

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FILED
SKAGIT COUNTY CLERK
SKAGIT COUNTY, WA

DOM 422-132 Snotomish (8/18)

2/19/2021 8:29 AM

		Affidavit for Correction		Mail to: Center for Health Statistics P.O. Box 47814 Olympia, WA 98504-7814 360-236-4300		
This is a legal document. Complete in ink and do not alter.						
STATE OFFICE USE ONLY						
State File Number		Fee Number		Initials	Date	
Affidavit Number						
Required information must match current information on record						
Required	Record Type: <input type="checkbox"/> Birth <input type="checkbox"/> Death <input type="checkbox"/> Marriage <input type="checkbox"/> Dissolution (Divorce)					
	1. Name on Record:		2. Date of Event:		3. Place of Event:	
	4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution)			5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution)		
	6. Name of Person Requesting Correction: Relationship to Person on Record: <input type="checkbox"/> Self <input type="checkbox"/> Guardian <input type="checkbox"/> Informant <input type="checkbox"/> Hospital <input type="checkbox"/> Parent(s) <input type="checkbox"/> Funeral Director <input type="checkbox"/> Other (specify)					
7. Return Mailing Address:						
Telephone Number:			Email Address:			
Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:						
The record currently shows:			The true fact is:			
8.			9.			
10.			11.			
12.			13.			
I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct.						
14a. Signature:			14b. Signature of 2 nd parent (if required):			
Printed name:		Date:	Printed name:		Date:	
INSTRUCTIONS – go to www.doh.wa.gov for more information						
Required proof documentation must be submitted with the affidavit and include full name and birth date. Examples of proof documentation include:						
<ul style="list-style-type: none"> • Birth/Marriage/Divorce record • Military record (DD-214) • School transcripts • Social Security Numident Report • Certificate of Naturalization • Hospital/medical record • Copy of Passport / Enhanced ID • Green/Permanent Resident card (I-551) You cannot use a Driver's license, Social Security card, or hospital decorative birth certificate as proof documentation.						
Birth Certificates						
1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate.						
2. The proof(s) must match the asserted fact(s). For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe.						
3. Proof documentation must be five or more years old or established within five years of birth.						
4. This affidavit cannot be used to add a parent to a birth certificate (use Acknowledgment of Parentage form DOH 422-159).						
Child under 18						
<ul style="list-style-type: none"> • If legal guardian(s), include certified court order proving guardianship. • Up to age one or up to one year following the filing of an Acknowledgment of Parentage form, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names); thereafter, a court order is required to change the last name. • No proof is required to change the first or middle name.* • To correct parent's information, one proof documentation is required. • To correct the sex of the child, one proof documentation from a medical provider is required. 						
*To change any part of the name of a child using this form, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.						
Adult (18 years or older)						
<ul style="list-style-type: none"> • Only the adult can change his or her birth certificate. • If the first or middle name is missing, three pieces of proof documentation are required. • If the first, middle and/or last name is misspelled, or month and/or day of birth is incorrect, two pieces of proof documentation are required. • To correct parent's birth date, place of birth, or name, one proof documentation is required. 						
Death Certificates						
1. Only the informant may change the non-medical information without proof documentation. The funeral director, executors/administrators, or a family member may change the non-medical information with proof documentation. Family members are spouse or registered domestic partner, parent, sibling, or adult child or stepchild. Marital status requires a certified court order if someone other than the informant is requesting the change.						
2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.						
Marriage/Dissolution (Divorce) Certificates						
1. Personal facts (minor spelling changes in name, date or place of birth, or residence) may be changed by the person with one piece of proof documentation.						
2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit.						

Certificate not valid unless the Seal of the State of Washington changes color when heat applied.

