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07/20/2021 04:01 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

FILED FOR RECORD AT THE REQUEST OF:

WILLIAM R. McCANN
PO Box 405
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021 3312
JUL 20 2021

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

STATUTORY WARRANTY DEED

Grantors: JANET I. NIELSEN, P.R. for the Estate of JERRY W. NIELSEN

Grantees: JANET I. NIELSEN

Legal Description: LOTS 10 AND 11, BLOCK 31, PLAT OF THE TOWN OF MONTBORNE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY WASHINGTON. TOGETHER WITH THAT PORTION OF SHERIDAN STREET AND WASHINGTON STREET AND THAT PORTION OF THE UNNAMED ALLEY IN THE PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 11, BLOCK 31, PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 11 AND 8, SAID BLOCK 31, AND SAID LINE PROJECTED NORTHEASTERLY TO THE CENTERLINE OF WASHINGTON STREET; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF SAID WASHINGTON STREET FOR 190 FEET, MORE OR LESS, TO A POINT THAT LIES NORTHEASTERLY OF THE WESTERLY LINE OF LOT 1 BLOCK 30, PROJECTED NORTHEASTERLY; THENCE SOUTHERLY, FOLLOWING SAID NORTHWESTERLY LINE OF LOT 1 AND LOT 18, BLOCK 30, TO THE SOUTHERLY LINE OF LOT 18, BLOCK 30; THENCE SOUTHEASTERLY FOR 190 FEET, MORE OR LESS, ALONG THE SOUTHERLY LINES OF LOT 18, BLOCK 30, AND LOTS 10 AND 11, BLOCK 31, TO THE TRUE POINT OF BEGINNING, SURVEY AF#201702100105.

Assessor's Tax Parcel ID#: P74641 4135-031-011-0002

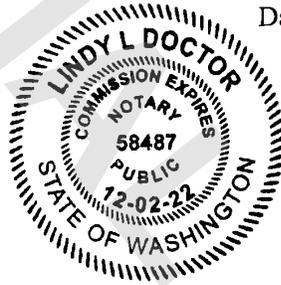
Dated: 7-14-21

Janet I. Nielsen
JANET I. NIELSEN

On the 16th day of July, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared JANET I. NIELSEN, to me known to be the individual who executed the foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Dated: July 16, 2021



Lindy L. Doctor
Notary Public in and for the
State of WASHINGTON
Residing at Sedro-Woolley, WA
My appointment expires: 12-2-22

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
06/01/2021

Estate of JERRY WILLIAM NIELSEN:	No. 21-4-00239-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of JERRY WILLIAM NIELSEN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on June 01, 2021.
- 1.2 In that will JANET I NIELSEN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 06/01/2021.

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

III. CERTIFICATE OF COPY

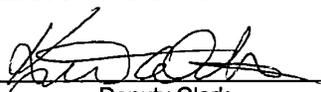
STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

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 01, 2021.

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

DATED: 06/02/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

