



202202220172

02/22/2022 03:45 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022-627
FEB 22 2022

Amount Paid \$~~6~~
Skagit Co. Treasurer
By *UT* Deputy

SPECIAL WARRANTY DEED

GRANTOR: **CINDY MAXWELL**, as Personal Representative of the Estate of **JAMES ALLEN BALLARD HADMAN, Deceased**

GRANTEE: **KAREN L. HADMAN**, a single woman

Legal Description:
Abbreviated Form: **LOT 12, PLAT OF SAMISH ISLAND ESTATES**

Additional on: **Page 1**

Assessor's Tax Parcel No: **P81536; 4403-000-012-0035**

THE GRANTOR, **CINDY MAXWELL**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of JAMES ALLEN BALLARD HADMAN, Deceased**, under Skagit County Superior Court Cause No. 21-4-00347-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **KAREN L. HADMAN**, a single woman, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor or the decedent, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 12, "PLAT OF SAMISH ISLAND ESTATES," according to the plat recorded in Volume 12 of Plats, pages 69 and 69A, records of Skagit County, Washington, being a portion of Section 35, Township 36 North, Range 2 East, W.M..

Subject To: Paragraphs A-c of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 48552

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her 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.

On recording this deed all right, title, and interest in the above-described property shall vest in **KAREN L. HADMAN**, a single woman.

DATED: 2/15, 2022.

**Estate of JAMES ALLEN BALLARD HADMAN,
Deceased**

By 
CINDY MAXWELL
Personal Representative

STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss.

I certify that I know or have satisfactory evidence that **CINDY MAXWELL** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of JAMES ALLEN BALLARD HADMAN, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of February, 2022.



Martha Vernier

Printed Name MARTHA VERNIER
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8/14/2023

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
08/05/2021

Estate of JAMES ALLEN BALLARD HADMAN:	No. 21-4-00347-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of JAMES ALLEN BALLARD HADMAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 05, 2021.
- 1.2 In that will CINDY MAXWELL is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 08/05/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Mary Gibbs, 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 August 05, 2021.

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

DATED: 08/05/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Mary Gibbs*
Deputy Clerk

