

When recorded return to:

Mark Holcroft and Heather Poyner
6006 Portal Way Trailer J
Ferndale, WA 98248

GNW 22-16264

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marci Intong, Personal Representative of Estate of Bonnie J. Smith, deceased,, 931 Yew Avenue, Sultan, WA 98294,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Mark Holcroft and Heather Poyner, 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: Property 1:
Lot 40, Block K, CAPE HORN ON THE SKAGIT DIV. 2

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): P63368

Dated: 07/27/2022

Estate of Bonnie J. Smith
By: Marci Intong
Marci Intong, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223148
Aug 01 2022
Amount Paid \$1285.00
Skagit County Treasurer
By Lena Thompson Deputy

NAH
STATE OF WASHINGTON Florida
COUNTY OF SKAGIT Polk
NAH

This record was acknowledged before me on 27th day of ~~July~~ ^{July} ~~2021~~ ^{NAH} August, 2022 by Marci Intong, Personal Representative of Estate of Bonnie J. Smith, who produced driver license as identification.

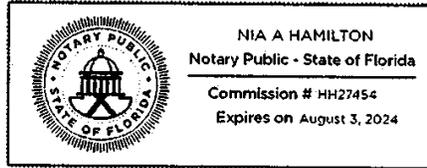
Nia A Hamilton

Signature

Nia A Hamilton Online Notary

Title

My commission expires: 08/03/2024
HH27454



Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 41995 North Shore Lane, Concrete, WA 98237
Tax Parcel Number(s): P63368

Property Description:

Lot 40, Block "K", "CAPE HORN ON THE SKAGIT, DIVISION NO. 2", according to the plat thereof recorded in Volume 9 of Plats, Pages 14 through 19, records of Skagit County, Washington.

EXHIBIT B

22-16264-TJ

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Emmitt B. Randles and Leora R. Randles, husband and wife, owners in fee simple and Cape Horn Development Company, a partnership, recorded July 13, 1965 as Auditor's File No. 668869.

An Amendment to the By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

11. 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 Cape Horn on the Skagit recorded July 13, 1965 as Auditor's File No. 668870.

2. 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 Cape Horn on the Skagit Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 17, 1965, as Auditor's File No. 670429.

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, recorded December 14, 1976 as Auditor's File No. 847451.

Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, recorded June 21, 1993 as Auditor's File No. 9306210022.

6. Terms and conditions of Skagit County Planning & Permit Center Findings of Fact, recorded March 3, 2003 as Auditor's File No. 200303030196.

7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Co., recorded November 20, 2006 as Auditor's File No. 20061120088.

8. Any question that may arise due to shifting or changing in course of the Skagit River.
(Affects those lots abutting the River.)

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16264-TJ

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FILED
COUNTY CLERK

2021 SEP 20 A 7:43

WHATCOM COUNTY

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR WHATCOM COUNTY

<p>IN THE MATTER OF THE ESTATE OF BONNIE J. SMITH, Deceased.</p>	<p>No. 21-4-00734-37 LETTERS TESTAMENTARY</p>
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WHEREAS, the last Will of **BONNIE J. SMITH**, deceased, was on the 17th day of September, 2021 duly exhibited, proven, and recorded in our said Superior Court.

AND WHEREAS, it appears that **MARCI INTONG**, has been named Executrix in and by said will;

NOW, THEREFORE, know all persons by these presents, that we do hereby appoint and authorize **MARCI INTONG**, Executrix, to execute said Will according to law.

WITNESS **Leon F. Henley, Jr.**, Court Commissioner of said Superior Court and the seal of said Court hereto affixed this 17th day of September, 2021.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

[Signature], Deputy Clerk

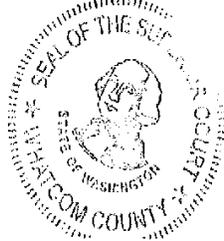
CERTIFICATE

STATE OF WASHINGTON }
COUNTY OF WHATCOM } ss.

I, **DAVID L. REYNOLDS**, County Clerk and Clerk of the Superior Court of Whatcom County, do hereby certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above entitled matter, and were on the 17th day of September, 2021 duly entered of record.

I further certify that said Letters are now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of the Superior Court, this 20th day of September, 2021.



County Clerk and Ex-Officio Clerk of the Superior Court of Whatcom County, Washington

By *[Signature]*, Deputy Clerk

[ltrstst.dot]