

When recorded return to:

Joshua Top and Rebecca Top  
11194 Bayview Edison Road  
Mount Vernon, WA 98273

GNW 23-17583-KH

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeannette Sego, Personal Representative of The Estate of Larry L. Brucker, deceased, 4447 State Route 9, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Joshua Top and Rebecca Top, 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 I:  
Lots 15 & 16, Block 30, AMENDED PLAT OF BURLINGTON

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): P71492

Dated: 2-10-23

The Estate of Larry L. Brucker, deceased

By: Jeannette Sego  
Jeannette Sego, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235464

Feb 13 2023

Amount Paid \$3205.00  
Skagit County Treasurer  
By Lena Thompson Deputy

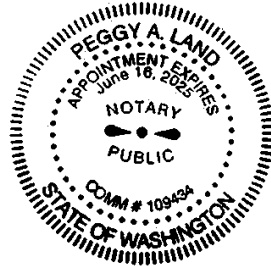
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 10 day of February, 2023 by Jeannette Sego, Personal Representative of The Estate of Larry L. Brucker, deceased.

Peggy A. Land  
Signature

Notary  
Title

My commission expires: June 16, 2025



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 921 East Victoria Avenue, Burlington, WA 98233  
Tax Parcel Number(s): P71492

**Property Description:**

Lots 15 and 16, Block 30, "AMENDED PLAT OF BURLINGTON, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 3 of Plats, page 17, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17583-KH

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**EXHIBIT B**

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10. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Amended Plat of Burlington, Skagit County, Wash.

Recorded: July 3, 1894

Auditor's No.: 16511 (Volume 3 of Plats, page 17)

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17583-KH

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SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
01/12/2023

Estate of <b>LARRY BRUCKER:</b>	No. 23-4-00019-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of LARRY BRUCKER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 12, 2023.
- 1.2 In that will JEANNETTE SEGO is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 01/12/2023.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
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 Testamentary in the above-named case, which was entered of record on January 12, 2023.

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

DATED: 01/13/2023

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY   
Deputy Clerk

