



20231150053

11/15/2023 02:40 PM Pages: 1 of 3 Fees: \$205.50
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

2023 8163

NOV 15 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

SPECIAL WARRANTY DEED

GRANTOR: KAREN A. WILLIAMS, as Personal Representative of the
Estate of NANCY F. CHAPMAN, Deceased

GRANTEE: DAVID F. WILLIAMS, a married man as his separate estate

Legal Description:

Abbreviated Form: Unit 28, Amended Forest Ridge PUD Phase 1, as per Plat
recorded 11/8/2000, AFN 200011080122

Additional on: Page 1

Assessor's Tax Parcel No.: 4764-000-028-0000; P117335

THE UNDERSIGNED GRANTOR, **KAREN A. WILLIAMS**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of NANCY F. CHAPMAN, Deceased**, under Skagit County Cause No. 23-4-00110-29, in non pro rata distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **DAVID F. WILLIAMS**, a married man as his separate estate, all of Grantor's right, title, and interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Unit 28, AMENDED FOREST RIDGE P.U.D., PHASE 1, according to the amended Plat thereof recorded under Auditor's File No. 200011080122, records of Skagit County, Washington.

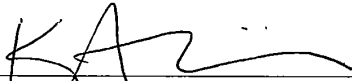
SUBJECT TO: Easements, restrictions, and reservations of record.

AND SUBJECT TO a life estate in **RICHARD G. CHAPMAN**, a single man.

SPECIAL WARRANTY DEED - 1

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.

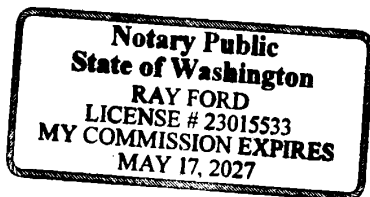
DATED this 8 day of November, 2023.



KAREN A. WILLIAMS, as Personal
 Representative of the **Estate of NANCY F.
 CHAPMAN, Deceased**

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **KAREN A. WILLIAMS** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of NANCY F. CHAPMAN, 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 8th day of November, 2023.




 Printed Name Ray Ford
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires May 17, 2027

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED

Skagit County Clerk
Skagit County, WA
02/28/2023

Estate of NANCY F CHAPMAN:

No. 23-4-00110-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of NANCY F CHAPMAN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on February 24, 2023.
- 1.2 In that will KAREN A WILLIAMS is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 02/28/2023.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kayla Irons, 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 February 24, 2023.

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

DATED: 02/28/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk

