




**202311150065**

11/15/2023 04:13 PM Pages: 1 of 3 Fees: \$205.50  
Skagit County Auditor

Return to:  
ADAPTIVE LAW FIRM PS  
P.O. Box 535  
Clear Lake, WA 98235

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2023 8523  
OCT 26 2023

Amount Paid \$ 0  
Skagit Co. Treasurer  
By  Deputy

### **SPECIAL WARRANTY DEED**

This Deed is made by **JON T. AARSTAD**, as Personal Representative of the **ESTATE OF BERNIECE MARIE AARSTAD** (GRANTOR), for and in fulfillment of the conditions set forth in the Last Will and Testament of **BERNIECE MARIE AARSTAD**, Skagit County Probate No. 23-4-00028-29. Grantor grants, bargains, sells, conveys and confirms to **JON TORLEIV AARSTAD** and **SUSAN ANNE AARSTAD**, a married couple as their community property (GRANTEES), all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

**Parcel A (P35772, P35775, P35997, P35998)**

The NW 1/4 of the SW 1/4 and the SE 1/4 of the SW 1/4 of Section 4; and the North half of the NW 1/4 of Section 9, all in Township 35 North, Range 4 East of the Willamette Meridian, EXCEPT County roads; and

**Parcel B (P35773)**

The SW 1/4 of the SW 1/4 of Section 4, Township 35 North, Range 4 East of the Willamette Meridian; and

**Parcel C (P35835)**

The SE 1/4 of the SE 1/4 of Section 5, Township 35 North, Range 4 East of the Willamette Meridian.

The Grantor for said estate expressly limits the covenants of this deed to those expressed herein, and excludes all covenants arising or to arise by statutory or other implication, and covenants that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said-described real estate.

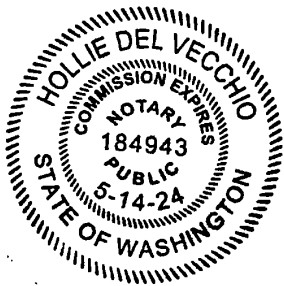
DATED this 5<sup>th</sup> day of October, 2023.

Jon T. Aarstad  
JON T. AARSTAD, Personal Representative,  
Estate of Berniece Marie Aarstad

STATE OF WASHINGTON )  
: ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that Jon T. Aarstad, Personal Representative of the Estate of Berniece Marie Aarstad, is the person who appeared before me, and said person acknowledged that they signed this instrument, and acknowledged it as their free and voluntary act for the uses and purposes mentioned herein.

DATED: October 5, 2023.



Hollie Del Vecchio  
Notary Public for the State of Washington  
My commission expires: May 14, 2024

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk  
Skagit County, WA  
01/13/2023

<b>Estate of BERNIECE MARIE AARSTAD:</b>	No. 23-4-00028-29  LETTERS TESTAMENTARY
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**I. BASIS**

- 1.1 The last will of BERNIECE MARIE AARSTAD late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on January 13, 2023.
- 1.2 In that will JON T AARSTAD is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 01/13/2023.

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 13, 2023.

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

DATED: 01/18/2023

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

