

When recorded return to:

Tawnya A.A. Smith and Rachel A. Wilber  
45143 Main Street  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20250867

Mar 27 2025

Amount Paid \$7445.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 25-22922-TB

THE GRANTOR(S) **Inna Vee Hooper, Personal Representative of the Estate of Odell Estes Trantham and Mary Ida May Trantham, both deceased**, 2255 Cedar Lane, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to **Tawnya A.A. Smith, an unmarried person, and Rachel A. Wilber, a married person as her separate estate**

the following described real estate, situated in the County Skagit, State of Washington:

The West 1/2 of Lot 3, Block 4, "EVERETT'S SECOND ADDITION TO CONCRETE", according to the plat thereof recorded in Volume 4 of Plats, page 13, records of Skagit County, Washington;

EXCEPT that portion of said premises conveyed to Skagit County for road purposes as described in Deed recorded under Auditor's File No. 126496, Volume 110 of Deeds, page 548, records of Skagit County, Washington.

Abbreviated legal description: Property 1:  
W 1/2 Lot 3, Block 4, EVERETT'S SECOND ADDITION TO CONCRETE

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 "A" attached hereto

Tax Parcel Number(s): P70839/4061-004-003-0106

Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22922-TB

Page 1 of 3

Dated: 3/25/25

Estate of Odell Estes Trantham and Mary Ida May Trantham

By: Inna Vee Hooper (PR)  
Inna Vee Hooper, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

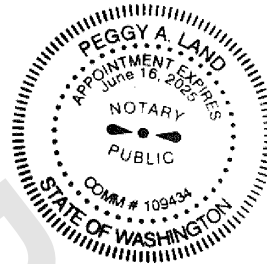
This record was acknowledged before me on this 25 day of March, 2025, by Inna Vee Hooper, Personal Representative of Estate of Odell Estes Trantham and Mary Ida May Trantham.

Signature

Title

My commission expires:

June 16, 2025



**EXHIBIT A**

25-22922-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.  
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.  
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.  
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
9. 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: Everett's Second Addition to Concrete

Recorded: November 10, 1913

Auditor's No.: 99226 (Volume 4 of Plats, Page 14)

**End of Exhibit A**Statutory Warranty Deed  
LPB 10-05

Order No.: 25-22922-TB

Page 3 of 3

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**FILED**  
Skagit County Clerk  
Skagit County, WA  
04/06/2023Estate of **MARY IDA MAE TRANTHAM**  
and **ODELL ESTES TRANTHAM:**

No. 23-4-00187-29

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last wills of MARY IDA MAE TRANTHAM and ODELL ESTES TRANTHAM late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on April 06, 2023.
- 1.2 In those wills INNA VEE HOOPER is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT INNA VEE HOOPER is authorized by this court to execute the wills of the above decedents according to law.

DATED 04/06/2023.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kenneth Pemberton, Deputy Clerk

23 - 4 - 00187 - 29  
LTATS 9  
Letters Testamentary  
14259492

**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 April 06, 2023.

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

DATED: 4/12/23

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY Deirdre Reardon

Deputy Clerk  
DEIRDRE REARDON

