



201607250140

When recorded return to:
Eric G. Palmer
 2300 32nd Street
 Anacortes, WA 98221

Skagit County Auditor

\$75.00

7/25/2016 Page

1 of

3 4:02PM

Recorded at the request of:
 Guardian Northwest Title
 File Number: A111735

Statutory Warranty Deed

A111735
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Annette Lindquist, Personal Representative of the Estate of Leroy E. Winroth, deceased for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Eric G. Palmer, an unmarried man** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 11-12 and Ptn. of 13, Block 10, Kellogg & Ford's Add. To Anacortes

Tax Parcel Number(s): **P57744, 3800-010-013-0000**

Lots 11, 12 and 13, Block 10, **EXCEPT** the West 1/2 of said Lot 13, "KELLOGG & FORD'S ADDITION TO ANACORTES", according to the plat thereof recorded in Volume 1 of Plats, page 41, records of Skagit County, Washington.

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 per Exhibit "A" attached hereto

Dated 7/11/2016

Estate of Leroy E. Winroth

By: Annette L. Lindquist, Personal Representative

**SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX**

20163150

JUL 25 2016

Amount Paid \$ 5487.40

Skagit Co. Treasurer

By HB

Deputy

STATE OF Washington }
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Annette L. Lindquist is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the Personal Representative of the Estate of Leroy E. Winroth, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7-20-16

Vicki L. Hoffman
Vicki L. Hoffman

Notary Public in and for the State of Washington

Residing at Coupeville, Washington

My appointment expires: 10/08/2017

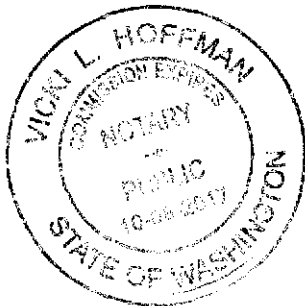


EXHIBIT A

EXCEPTIONS:

A. 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: Kellogg & Ford's Addition to Anacortes
Recorded: March 14, 1890
Auditor's No.: Volume 1, Page 41

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Meadow Vista, a partnership
And: City of Anacortes, a municipal corporation
Dated: April 18, 1977
Recorded: August 5, 1977
Auditor's No: 862088
Providing For: Property use and development

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: April 6, 1978
Auditor's No: 876937
Executed by: Meadow Vista, a partnership

D. 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: Survey
Recorded: April 18, 1978
Auditor's No: 877715

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

SKAGIT COUNTY, WASH
FILED

DEC 14 2015

MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: LEROY E. WINROTH Deceased	CASE NO. 15-4-00430-1 LETTERS TESTAMENTARY
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1.1 The last will of LEROY E. WINROTH late of Skagit County was duly exhibited proven and recorded in this court on DECEMBER 14, 2015.

1.2 In that will ANNETTE LINDQUIST named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED DECEMBER 14, 2015

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

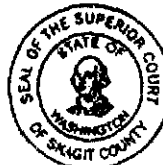
I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on DECEMBER 14, 2015.

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

DATED _____ MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY _____ Deputy Clerk

I, MAVIS E. BETZ, Clerk of the Superior Court of the State of Washington, for Skagit County, do hereby certify that this is a true copy of the original now on file in my office. Dated 7-13-16



MAVIS E. BETZ, County Clerk
By: _____
Deputy Clerk