



201607270002

Skagit County Auditor

\$76.00

7/27/2016 Page

1 of

4 9:16AM

Filed for Record at Request of &
When Recorded Return To
Hunter Law Firm, PLLC
645 Valley Mall Pkwy, Suite 200
East Wenatchee, WA 98802

SPECIAL WARRANTY DEED
(Upon Sale of Real Property)

Grantor: Dianne L. Hide as Personal Representative of the Estate of LUCILLE THERESE HOLZBOOG

Grantee: Dianne L. Hide and Denise M. Massey as co-owners with right of survivorship
Abbreviated Legal Descr.: Lots 3 & 4, Block 2, J.M. Moore's Addition to Anacortes
Parcel No.: P57901

Grantor Dianne L. Hide, as Personal Representative of the Estate of LUCILLE THERESE HOLZBOOG, Deceased, Douglas County, Washington, Superior Court Case No. 16-4-00004-0, for and in consideration of ten dollars and other good and valuable consideration paid and received, sells and grants to Dianne L. Hide and Denise M. Massey as co-owners with right of survivorship all interest in the following described real property located in Skagit County, Washington, together with all after-acquired title of the grantor:

Lots 3 and 4, Block 2, J.M. Moore's Addition to Anacortes, according to the plat thereof recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

Parcel No. P57901

More commonly known as: 1215 – 30th Street, Anacortes, WA 98221.

Assessor's Property Tax Parcel/Account Number: 3804-002-004-0004.

Grantor herself and for Grantor's successors in interest:

- Expressly limits the covenants of the deed to those expressed in this Deed.

- Excludes all covenants arising or to arise by statutory or other implication; and
- Covenants forever to warrant and defend the title to the real property described in this Deed against all persons lawfully claiming or to claim by, through, or under Grantor and not otherwise.

DATED: July 11, 2016

Estate of LUCILLE THERESE HOLZBOOG, Deceased

By: *Dianne L. Hide*
 Dianne L. Hide,
 Personal Representative of the Estate of
 LUCILLE THERESE HOLZBOOG

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2016/07/25

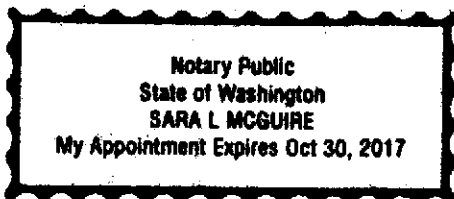
JUL 25 2016

Amount Paid \$ 0
 Skagit Co. Treasurer
 By: *MB* Deputy

STATE OF WASHINGTON)
) ss.
 COUNTY OF Douglas)

On this day personally appeared before me Dianne L. Hide, known or proved to me to be the individual described in and who executed the within and foregoing **Special Warranty Deed**, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: July 11, 2016



Sara L. McGuire
 Signature

Sara L. McGuire
 Printed Name

NOTARY PUBLIC for Washington
 Residing at: Douglas County
 My appointment expires on: Oct 30, 2017

FILED

② JAN 20 2016

FILM NO. _____
TRISTEN WORTHEN
DOUGLAS COUNTY CLERK
WATRVILLE, WA
BY _____ DEPUTY

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IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON
IN AND FOR THE COUNTY OF DOUGLAS

In the Matter of the Estate

No. **16 4 00004 0**

of

LETTERS TESTAMENTARY

LUCILLE THERESE HOLZBOOG,

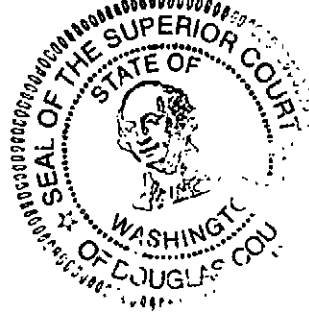
Deceased.

WHEREAS, the Last Will and Testament of LUCILLE THERESE HOLZBOOG, deceased, was on the 20th day of January 2016, duly exhibited, proven, and recorded in the above action in Superior Court; and it appears in and by said Will and by Order of the above court, that Dianne L. Hide is appointed Personal Representative of the decedent's estate, and whereas Dianne L. Hide is duly qualified; NOW, THEREFORE, KNOW ALL PEOPLE BY THESE PRESENTS, that we do hereby authorize Dianne L. Hide to administer the assets of the Estate of LUCILLE THERESE HOLZBOOG, deceased, according to law.

WITNESS my hand and the seal of said court this 20th day of January, 2016.

Tristen Worthen

Official Seal



Clerk of said Superior Court

[Signature]
Deputy

LETTERS TESTAMENTARY

THE HUNTER LAW FIRM, PLLC
645 Valley Mall Parkway, Suite 200
East Wenatchee, WA 98802
(509) 663-2966

1 Presented by:

2 

3 _____
4 Robert K. Hunter, Jr., WSBA #28909
5 THE HUNTER LAW FIRM, PLLC
6 Attorney for the Estate of
7 LUCILLE THERESE HOLZBOOG, deceased
8

9 STATE OF WASHINGTON)
10) ss.
11 County of Douglas)

12 I, _____, County Clerk and Clerk of the above-
13 entitled Court, do hereby certify that the foregoing Letters Testamentary have been by me
14 duly recorded as required by law, and that the above LETTERS TESTAMENTARY is a true and
15 correct copy of the original on file and recorded in this office, AND THAT THE SAME ARE STILL
16 OF FULL FORCE AND EFFECT.

17 IN WITNESS WHEREOF, I have hereunto set my hand and official Seal of the above-
18 entitled Court this _____ day of January, 2016

19 _____
20 Clerk of said Superior Court

21 _____
22 Deputy

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LETTERS TESTAMENTARY