



201608150128

Skagit County Auditor \$74.00
8/15/2016 Page 1 of 2 3:06PM

When recorded return to:

Mr. David Hrudzko
1411 Bernice Street
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154566-OE

Grantor: Harry I. Owen Estate
Grantee: David S. Hrudzko

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR MICHAEL OWEN, personal Representative of the estate of HARRY I. OWEN, deceased, per Skagit County Superior Case No. 16-4-00171-8 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID S. HRUDZKO, a single man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 12, Patchens 1st Add. To Mount Vernon.

Lot 12, "PATCHENS FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 6 of Plats, page 1, records of Skagit County, Washington. *DH*

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 3751-000-012-0001, P54081

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154566-OE.

Dated 8/12/2016

Harry I. Owen Estate

Michael L. Owen
By: Michael L. Owen, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

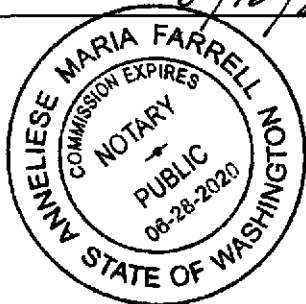
2016 3551
AUG 15 2016

Amount Paid \$ 3983.30
Skagit Co. Treasurer
By 1700 Deputy

STATE OF Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael L. Owen signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Harry I. Owen to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/12/2016



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Cacer
My appointment expires: 6/28/2020

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

SKAGIT COUNTY, WASH
FILED

MAY - 2 2016

MAVIS E. BETZ, CO. CLERK
Deputy

ESTATE OF: HARRY I. OWEN Deceased	CASE NO. 16-4-00171-8 LETTERS TESTAMENTARY
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1.1 The last will of HARRY I. OWEN late of Skagit County was duly exhibited proven and recorded in this court on MAY 2, 2016 .

1.2 In that will MICHAEL L. OWEN named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED MAY 2, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON))
COUNTY OF SKAGIT)) ss

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 MAY 2, 2016.

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 8/4/2016



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk