

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273



201611220040

Skagit County Auditor \$79.00
11/22/2016 Page 1 of 7 11:11AM

SPECIAL WARRANTY DEED

GRANTORS: **ROBERT M. BERRY and JUSTINE C. CLICK, Co-Personal Representatives of the Estate of WILLIAM T. BERRY, Deceased,**
and
ROBERT M. BERRY and JUSTINE C. CLICK, Co-Personal Representatives of the Estate of MAGDELINE C. BERRY, a/k/a MARY M. BERRY, Deceased

GRANTEE: **JUSTINE C. HURST-CLICK, a married woman as her separate estate**

Legal Description:
Abbreviated Form: Lot 17, Sunset Cove Estates
Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 4771-00-017-0000 (P117678)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165292
NOV 22 2016
Amount Paid \$
Skagit Co. Treasurer
By *nan* Deputy

THE UNDERSIGNED GRANTORS, **ROBERT M. BERRY and JUSTINE C. CLICK**, in their capacities as the duly appointed Co-Personal Representatives of the Estate of **WILLIAM T. BERRY, Deceased**, under Skagit County Superior Court Cause No. 15-4-00426-3, and **ROBERT M. BERRY and JUSTINE C. CLICK**, in their capacities as the duly appointed Co-Personal Representatives of the Estate of **MAGDELINE C. BERRY, a/k/a MARY M. BERRY, Deceased**, under Skagit County Superior Court Cause No. 15-4-00427-1, in distribution of said Estates, hereby grant, bargain, convey, and confirm to the GRANTEE, **JUSTINE C. HURST-CLICK, a married woman as her separate estate**, all of Grantors' right, title, and interest, together with all after-acquired title of the Grantors, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED this 17th day of November, 2016.

Estate of **WILLIAM T. BERRY**, Deceased

Estate of **MAGDELINE C. BERRY, a/k/a MARY M. BERRY**, Deceased

By *Robert M. Berry*
ROBERT M. BERRY
Co-Personal Representative

By *Robert M. Berry*
ROBERT M. BERRY
Co-Personal Representative

By _____
JUSTINE C. CLICK
Co-Personal Representative

By _____
JUSTINE C. CLICK
Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss.

I certify that I know or have satisfactory evidence that **ROBERT M. BERRY** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Co-Personal Representative of the Estate of **WILLIAM T. BERRY, Deceased**, and as the Co-Personal Representative of the Estate of **MAGDELINE C. BERRY, a/k/a MARY M. BERRY, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of November, 2016.



Darlene L. Johnson
Printed Name Darlene L. Johnson
NOTARY PUBLIC in and for the State of Washington
My Commission Expires December 9, 2018

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED this 14th day of November, 2016.

Estate of **WILLIAM T. BERRY**, Deceased

Estate of **MAGDELINE C. BERRY, a/k/a MARY M. BERRY**, Deceased

By _____
ROBERT M. BERRY
Co-Personal Representative

By _____
ROBERT M. BERRY
Co-Personal Representative

By Justin C Click
JUSTINE C. CLICK
Co-Personal Representative

By Justin C Click
JUSTINE C. CLICK
Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF YAKIMA } ss.

I certify that I know or have satisfactory evidence that **ROBERT M. BERRY** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Co-Personal Representative of the **Estate of WILLIAM T. BERRY, Deceased**, and as the Co-Personal Representative of the **Estate of MAGDELINE C. BERRY, a/k/a MARY M. BERRY, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1 day of _____, 2016.

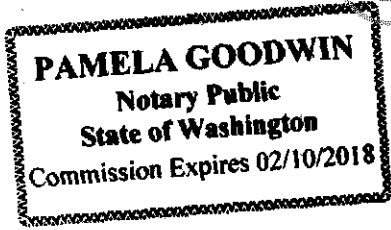
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires _____

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

} ss.

I certify that I know or have satisfactory evidence that **JUSTINE C. CLICK** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Co-Personal Representative of the **Estate of WILLIAM T. BERRY, Deceased**, and as the Co-Personal Representative of the **Estate of MAGDELINE C. BERRY, a/k/a MARY M. BERRY, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 18th day of November, 2016.



Pamela Goodwin

Printed Name PAMELA GOODWIN
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-10-2018

UNRECORDED DOCUMENT

EXHIBIT "A"

Legal Description:

Lot 17, PLAT OF SUNSET COVE ESTATES, according to the plat thereof, recorded November 19, 2000, under Auditor's File No. 200011290070, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
SPECIAL WARRANTY DEED

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

ESTATE OF: WILLIAM T. BERRY Deceased	CASE NO. 15-4-00426-3 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of WILLIAM T. BERRY late of Skagit County was duly exhibited proven and recorded in this court on DECEMBER 16, 2015.
- 1.2 In that will ROBERT M. BERRY and JUSTINE C. CLICK are named co-personal representatives.
- 1.3 The co-personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ROBERT M. BERRY and or JUSTINE C. CLICK are authorized by this court to execute the will of the above decedent according to law.

DATED DECEMBER 16, 2015
MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

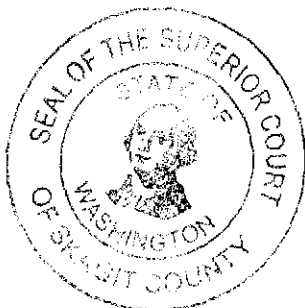
STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

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 16, 2015.

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

DATED 12/22/15 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk



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

<p>ESTATE OF: MAGDELINE C. BERRY, a/k/a MARY M. BERRY Deceased</p>	<p>CASE NO. 15-4-00427-1 LETTERS TESTAMENTARY</p>
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I. BASIS

- 1.1 The last will of MAGDELINE C. BERRY late of Skagit County was duly exhibited proven and recorded in this court on DECEMBER 11, 2015.
- 1.2 In that will ROBERT M. BERRY and JUSTINE C. CLICK are named co-personal representatives.
- 1.3 The co-personal representatives have qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ROBERT M. BERRY and or JUSTINE C. CLICK are authorized by this court to execute the will of the above decedent according to law.

DATED DECEMBER 11, 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 11, 2015.

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

DATED 12/22/15 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

