

AFTER RECORDING MAIL TO:

**Ms. Susan D. Rozell
1059 Fidalgo Drive
Burlington, WA 98233**



201702170110

Skagit County Auditor \$78.00
2/17/2017 Page 1 of 6 3:37PM

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161057-OE ✓**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017652
FEB 17 2017

Amount Paid \$463300
Skagit Co. Treasurer
By *MG* Deputy

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR R. Clare Wixom, Charles T. Wixom and Alan M. Wixom, as Co-Personal Representatives of the Estate of Joan C. Wixom, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SUSAN D. ROZELL, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Unit 12, 1st Amendment To The Cedars, A Condo. *JDR*

For Full Legal See Attached Exhibit "A"

COMMONLY KNOWN AS 1059 FIDALGO DRIVE, BURLINGTON, WA 98233
Tax Parcel Number(s): P112573, 4705-000-012-0000

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. 01-161057-OE.

Date February 10, 2017

THE ESTATE OF JOAN C. WIXOM,
deceased, Superior Court of the State of
Washington, Skagit County, Superior Court
Probate Cause No. 16-4-00369-9

R. Clare Wixom
By: R. Clare Wixom, Co-Personal
Representative

See attached exhibit for signature and
notary acknowledgment of Charles T. Wixom
By: Charles T. Wixom, Co-Personal
Representative

See attached exhibit for signature and notary
Acknowledgment of Alan M. Wixom

By: Alan M. Wixom, Co-Personal
Representative

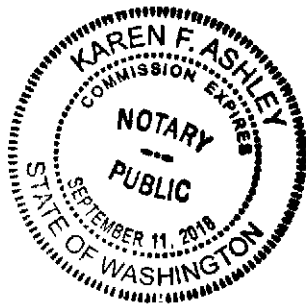
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory R. Clare Wixom
signed this instrument, on oath
stated that He is

authorized to execute the instrument and
acknowledged it as the Co-Personal Representative
of The Estate of Joan C. Wixom, deceased, to be the free and voluntary act of
Superior Court of the State of Washington, such
Skagit County, Superior Court Probate Cause
No. 16-4-00369-9

party for the uses and purposes mentioned in this instrument.

Dated: February 15th 2017



Karen Ashley
Notary Public in and for the
Residing Sedro-Woolley
My appointment 9/11/2018

Exhibit to Statutory Warranty Deed dated February 10, 2017: signature and notary acknowledgment of Charles T. Wixom

THE ESTATE OF JOAN C. WIXOM, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9

[Signature]
Charles T. Wixom, Co-Personal Representative

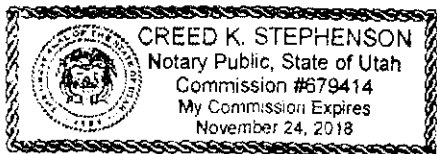
State of Utah }
County of Utah } SS:

I certify that I know or have satisfactory Charles T. Wixom
signed this instrument, on oath
stated that He is

authorized to execute the instrument and
acknowledged it as the Co-Personal Representative
of The Estate of Joan C. Wixom, deceased, to be the free and voluntary act of
Superior Court of the State of Washington, such
Skagit County, Superior Court Probate Cause
No. 16-4-00369-9

party for the uses and purposes mentioned in this instrument.

Dated: February 14, 2017



[Signature]
Notary Public in and for the Utah
Residing Spanish Fork, UT.
My appointment 11/24/18

UNRECORDED INSTRUMENT

Exhibit to Statutory Warranty Deed dated February 10, 2017: signature and notary acknowledgment of Alan M. Wixom

THE ESTATE OF JOAN C. WIXOM, deceased, Superior Court of the State of Washington, Skagit County, Superior Court Probate Cause No. 16-4-00369-9

[Signature]
Alan M. Wixom, Co-Personal Representative

State of Colorado }
County of MESA } SS:

I certify that I know or have satisfactory Alan M. Wixom
signed this instrument, on oath
stated that He is

authorized to execute the instrument and
acknowledged it as the Co-Personal Representative
of The Estate of Joan C. Wixom, deceased, to be the free and voluntary act of
Superior Court of the State of Washington, such
Skagit County, Superior Court Probate Cause
No. 16-4-00369-9

party for the uses and purposes mentioned in this instrument.

Dated: February 14th 2017

VIRIDIANA CORDOVA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20144014528
My Commission Expires April 2, 2018

[Signature]
Notary Public in and for the State of Colorado
Residing in MESA County
My appointment April 2, 2018

UNRECORDED INSTRUMENT

EXHIBIT A

Unit 12, "FIRST AMENDMENT TO THE CEDARS, A CONDOMINIUM," as per the survey map and plans thereof recorded in Volume 16 of Plats, pages 214 through 219, inclusive, records of Skagit County, Washington, and as identified in that certain Amended and Restated Declaration thereof recorded February 5, 1998, under Auditor's File No. 9802050054; and First Amendment thereto recorded August 16, 1999, under Auditor's File No. 9907130112; and Second Amendment thereto recorded July 13, 1999, under Auditor's File No. 199908160158; and Third Amendment thereto recorded September 17, 1999, under Auditor's File No. 199909170116; and Fourth Amendment thereto recorded August 24, 2000, under Auditor's File No. 200008240077; and Fifth Amendment thereto recorded October 23, 2002, under Auditor's File No. 200210230125; and Sixth Amendment thereto recorded February 20, 2003, under Auditor's File No. 200302200070; and Seventh Amendment thereto recorded October 17, 2006, under Auditor's File No. 200610170109; and Eighth Amendment thereto recorded May 11, 2010, under Auditor's File No. 201005110027, all in the records of Skagit County, Washington

Situate in the City of Burlington, County of Skagit, State of Washington.

