



When recorded return to:
CarolAnn Sinclair
2902 11th Avenue W
Seattle, WA 98119

Skagit County Auditor \$76.00
2/21/2017 Page 1 of 4 4:05PM

Filed for record at the request of:
Fidelity National Title
COMPANY OF WASHINGTON, INC.
600 University Street, Suite 2710
Seattle, WA 98101-4136

CHICAGO TITLE

Escrow No.: 611148143

620029637

STATUTORY WARRANTY DEED

THE GRANTOR(S) Harry N. Hibler, personal representative for the Estate of Russell Lionell Hibler, deceased, as to 53.002% undivided interest, and Harry N. Hibler, a married man as his separate estate, as to 15.666% undivided interest, and Kay N. Hibler, a married woman as her separate estate, as to 15.666% undivided interest, and Katrinka S. Hibler, a single person as her separate estate as to 15.666% undivided interest

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to CarolAnn Sinclair, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Lots 11 through 14, inclusive, Block 8, **JIMMOORE'S ADDITION TO ANACORTES**, according to the plat thereof, recorded in Volume 1 of Plats, page 32, records of Skagit County, Washington.

(Also known as Lot D on Hibler Boundary Line Adjustment Survey recorded under Auditor's File No. 201508060038).

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P57941, 3804-008-020-0001,

Subject to:

- 1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017674
FEB 21 2017

Amount Paid \$ *6235.00*
Skagit Co. Treasurer
By *MAM* Deputy

POOR ORIGINAL

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Dated: February 17, 2017

Estate of Russell Lionell Hibler, deceased

BY: Harry N. Hibler PR
Harry N. Hibler
Personal Representative

Harry N. Hibler
Harry N. Hibler

Kay N. Hibler
Kay N. Hibler

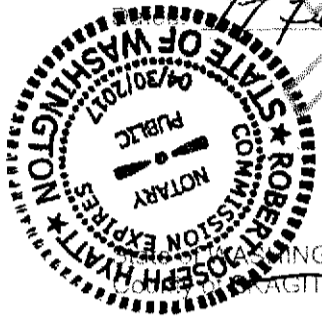
Katrinka S. Hibler
Katrinka S. Hibler

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT *Mason*

I certify that I know or have satisfactory evidence that Harry N. Hibler is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of Russell Lionell Hibler, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

17 February 2017



[Signature]
Name: Robert J Hyatt
Notary Public in and for the State of Washington
Residing at: Grays Harbor WA
My appointment expires: 4-30-17

I certify that I know or have satisfactory evidence that ~~Harry~~ Harry N. Hibler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

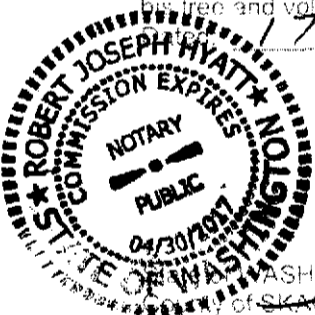
Dated: 17 February 2017



[Signature]
Name: Robert J Hyatt
Notary Public in and for the State of Washington
Residing at: Grays Harbor WA
My appointment expires: 4-30-17

I certify that I know or have satisfactory evidence that Katrinka S. Hibler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

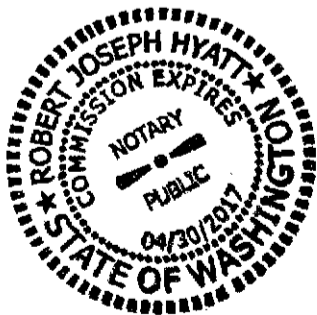
17 February 2017



[Signature]
Name: Robert J Hyatt
Notary Public in and for the State of Washington
Residing at: Grays Harbor WA
My appointment expires: _____

I certify that I know or have satisfactory evidence that Kay N. Hibler is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 17 February 2017



[Signature]
Name: Robert J Hyatt
Notary Public in and for the State of Washington
Residing at: Grays Harbor WA
My appointment expires: 4-30-17

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

ESTATE OF: RUSSELL LIONELL HIBLER Deceased	CASE NO. 15-4-00447-6 LETTERS TESTAMENTARY
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SKAGIT COUNTY, WASH
FILED
DEC 23 2015
MAVIS E. BETZ, CO. CLERK

- 1.1 The last will of RUSSELL LIONELL HIBLER late of Skagit County was duly exhibited proven and recorded in this court on DECEMBER 23, 2015.
- 1.2 In that will HARRY N. HIBLER named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED DECEMBER 23, 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 23, 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

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 12-21-15 _____ Deputy Clerk



MAVIS E. BETZ, County Clerk
By: *Kristen A. Denton*
Deputy Clerk