

When recorded return to:
Alfredo Garcia and Janet Garcia
10198 Cummings Drive
Sedro Woolley, WA 98284



Skagit County Auditor
4/28/2017 Page 1 of 4 3:53PM \$76.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030421

CHICAGO TITLE
020030421

STATUTORY WARRANTY DEED

THE GRANTOR(S) Janine M. Holts Personal Representative for the Estate of Harry J. Hill
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Alfredo Garcia and Janet Garcia, husband and wife

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

Lot 26, ROLLING RIDGE ESTATES NO. 1, as per plat recorded in Volume 9 of Plats, pages 4 and
5, records of Skagit County, Washington.
Situated in Skagit County, Washington

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

Tax Parcel Number(s): P68571 / 3987-000-026-0001

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171818
APR 28 2017

Amount Paid \$5790.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 25, 2017

Janine M. Holts Personal Representative for the Estate of Harry J. Hill

BY: Janine Holt PR
Janine Holt
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Janine Holt 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 Janine M. Holts Personal Representative for the Estate of Harry J. Hill to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 26, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019

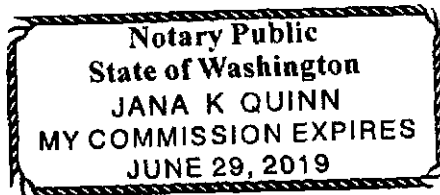


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on ROLLING RIDGE ESTATES NO. 1;

Recording No: 674317

2. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: March 18, 1986

Auditor's No(s).: 711398, records of Skagit County, Washington

Executed By: Clarence C. Cummings, et al

3. Exceptions and reservations contained in Deed;
From: W.M. Lindsey and Emma D. Lindsey, husband and wife
Recorded: July 6, 1903 and November 9, 2005
Auditor's No.: 51 of Deeds Page 104 and Volume 60, page 492, records of Skagit County, Washington
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same

4. City, county or local improvement district assessments, if any.

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

ESTATE OF: HARRY J. HILL Deceased	CASE NO. 17-4-00096-5-7 LETTERS TESTAMENTARY
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1.1 The last will of HARRY J. HILL late of Skagit County was duly exhibited proven and recorded in this court on MARCH 1, 2017.

1.2 In that will JANINE M. HOLTS named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT JANINE M. HILL HOLT is authorized by this court to execute the will of the above decedent according to law.

DATED MARCH 1, 2017

MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

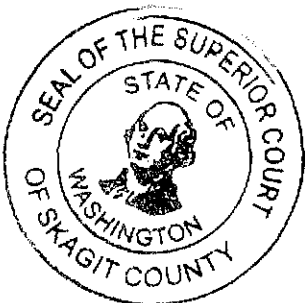
III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS E. 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 MARCH 1, 2017.

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

DATED 3/2/17 MAVIS E. BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT



BY *Kristen A. Denton* Deputy Clerk