

When recorded return to:
Brent A Kimball and Jessica L Kimball
1804 Tundra Loop
Mount Vernon, WA 98273



201707190045

Skagit County Auditor \$77.00
7/19/2017 Page 1 of 5 3:36PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031485

CHICAGO TITLE
620031485

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lorn J Rohrbach, Personal Representative of the Estate of Leonard S Rohrbach, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brent A Kimball and Jessica L Kimball, husband and wife

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

Lot 26, Plat of Trumpeter Meadows, according to the plat thereof, recorded on October 12, 2005, under Auditors File No. 200510120048, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P123488 / 4872-000-026-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173308
JUL 19 2017
Amount Paid \$46380
Skagit Co. Treasurer
By [Signature] Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: July 17, 2017

Estate of Leonard S Rohrbach

BY: *L. J. Rohrbach*
Lorn J Rohrbach
Personal Representative

State of ~~WASHINGTON~~ ^{WA} *Idaho*
County of ~~SKAGIT~~ *Kootenai*

I certify that I know or have satisfactory evidence that Lorn J Rohrbach 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 Leonard S Rohrbach Estate to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: *7/18/17*

Name: *Nancy L. Simon*
Notary Public in and for the State of *ID*
Residing at: *Kootenai County*
My appointment expires: *10/16/18*

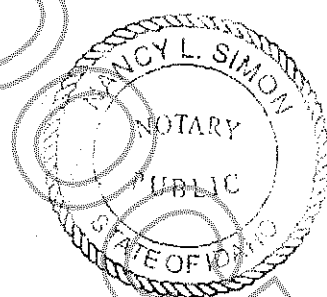


EXHIBIT "A"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: June 8, 1906
Auditor's No.: 57557, records of Skagit County, Washington
Executed By: State of Washington

2. Easement, including the terms and conditions thereof, disclosed by Instrument(s);
Recorded: June 22, 1979
Auditor's No(s): 7906220042, records of Skagit County, Washington
In favor of: Public Utility District No. 1
For: Water pipelines

3. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 64282, records of Skagit County, Washington
Executed By: State of Washington

4. Standard Participation contract (Regarding Sewers), including the terms and provisions thereof:

Recording Date: July 19, 1979
Recording No.: 7907190021

5. 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 PLAT OF TRUMPETER MEADOWS
Recording No: 200510120048

EXHIBIT "A"

Exceptions
(continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Executed by: Landmark Building and Development
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: February 22, 2006
Auditor's No(s): 200602220046, records of Skagit County, Washington
Imposed By: Landmark Building and Development
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by City of Mount Vernon.
10. Assessments, if any, levied by Landmark Building and Development Inc..

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

MAVIS E. BETZ, CO. CLERK
Deputy
MAY 12 2017
SKAGIT COUNTY, WASH
FILED

ESTATE OF: LEONARD SCOTT ROHRBACH Deceased	CASE NO.17-4-00192-9 LETTERS OF ADMINISTRATION
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I. BASIS

1.1 LEONARD SCOTT ROHRBACH late of Skagit County died intestate on or about APRIL 24, 2017 leaving property in this state subject to administration.

1.2 On MAY 10, 2017 the court appointed LORN J. ROHRBACH to administer the estate of the decedent according to law.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT LORN J. ROHRBACH is authorized by the court to administer the estate of the above decedent according to law.

DATED MAY 10, 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 this County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case which was entered of record on MAY 10, 2017.

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

DATED _____

MAVIS E. 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 7-19-17



MAVIS E. BETZ, County Clerk

By: [Signature]
Deputy Clerk