



201906120022

06/12/2019 10:36 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Return Address:
Edward P. Weigelt, Jr. P.S.
9222 36th Ave SE
Everett, Washington 98208

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2264
JUN 12 2019

Amount Paid \$2,230.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title: STATUTORY WARRANTY DEED

Grantors: Lewis A. Boyd, Jr. as personal representative Estate of Lewis A. Boyd, deceased, Superior Court of the State of Washington Snohomish County, Superior Court Probated Cause No. 12-4-00959-2, and

Lonnie A. Boyd
Lori A. Fernandez
Lewis A. Boyd, Jr. aka Lewis A. Boyd

Grantees: Michael Carroll and Monique R. Carroll, husband and wife

Abr. Legal: Lot 114 Blk. 1, Lot 75 Blk 3, Lake Cavanaugh Div. 2, Skagit Cty.

Full Legal: Page 2

Tax Account: Parcel 1: 3938-003-075-0005, P66594

Parcel 2: 3938-001-114-0002, P66728

STATUTORY WARRANTY DEED

THE GRANTORS, Lewis A. Boyd, Jr. as personal representative of the Estate of Lewis A. Boyd, deceased, Superior Court of the State of Washington Snohomish County, Superior Court Probated Cause No. 12-4-00959-2, Lewis A. Boyd, Jr. (who is also known as Lewis A. Boyd), Lonnie A. Boyd and Lori A. Fernandez, for and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS and 00/100 (\$125,000) hereby sell, convey and warrant, the GRANTEES Michael Carroll and Monique R. Carroll, husband and wife, the property located at 33835 South Shore Drive Mt. Vernon, Washington 98203 and adjoining lot, which are legally described as:

Lot 114, Block 1 and Lot 75 Block 3 "Lake Cavanaugh Subdivision No. 2" as per plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington, situate in County of Skagit, State of Washington,

subject to covenants, restrictions, easements, and dedications delineated on said Plat recorded on September 30, 1946 under auditor's recording number 39262, and other easements and restrictions of record.

And together with all water rights relating to or serving the property, whether tributary or non-tributary, if any, and related permits, if any.

Grantors do not warrant location of property boundaries nor against encroachments.

Deed dated this _____ day of JUNE, 2019.

GRANTOR: Lonnie A. Boyd

Lori A. Fernandez

GRANTOR: Lori A. Fernandez

Lewis A. Boyd, Jr.

GRANTOR: Lewis A. Boyd, Jr.

Lewis A. Boyd, Jr.

GRANTOR: Lewis A. Boyd, Jr.
Personal Representative of the
Estate of Lewis A. Boyd

STATE OF _____)

) ss.

COUNTY OF _____)

On JUNE _____, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LONNIE A. BOYD known to me or who provided to me satisfactory evidence that he is the person/individual subscribed in the within instrument, and acknowledged to

Lot 114, Block 1 and Lot 75 Block 3 "Lake Cavanaugh Subdivision No. 2" as per plat recorded in Volume 5 of Plats, pages 49 through 54, inclusive, records of Skagit County, Washington, situate in County of Skagit, State of Washington,

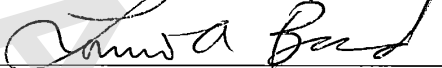
subject to covenants, restrictions, easements, and dedications delineated on said Plat recorded on September 30, 1946 under auditor's recording number 39262, and other easements and restrictions of record.

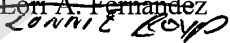
And together with all water rights relating to or serving the property, whether tributary or non-tributary, if any, and related permits, if any.

Grantors do not warrant location of property boundaries nor against encroachments.

Deed dated this _____ day of JUNE, 2019.

GRANTOR: Lonnie A. Boyd



GRANTOR: ~~Lori A. Fernandez~~


GRANTOR: Lewis A. Boyd, Jr.

GRANTOR: Lewis A. Boyd, Jr.
Personal Representative of the
Estate of Lewis A. Boyd

STATE OF Idaho)

) ss.

COUNTY OF Madison)

On JUNE 7th, 2019 before me, a Notary Public for the State of Idaho, personally appeared before me LONNIE A. BOYD known to me or who provided to me satisfactory evidence that he is the person/individual subscribed in the within instrument, and acknowledged to me that he

executed the same the instrument as his free and voluntary act and deed and for the uses and purposes therein mentioned.

WITNESS and given under my hand and official seal this 7th day of JUNE 2019.



Andrew Horton
NOTARY PUBLIC in and for the State of Idaho
Residing at: Madison County
My commission expires: 9/29/2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On JUNE _____, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LEWIS A. BOYD, JR. aka Lewis A. Boyd, known to me or who provided to me satisfactory evidence that he is the person/individual subscribed in the within instrument, and acknowledged to me that he executed the same the instrument as his free and voluntary act and deed and for the uses and purposes therein mentioned.

WITNESS and given under my hand and official seal this _____ day of JUNE 2019.

NOTARY PUBLIC in and for the State of Washington
Residing at: _____
My commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On JUNE _____, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LEWIS A. BOYD, JR. known to me or who provided to me satisfactory evidence to be the Personal Representative of the ESTATE OF LEWIS A. BOYD

me that he executed the same the instrument as his free and voluntary act and deed and for the uses and purposes therein mentioned.

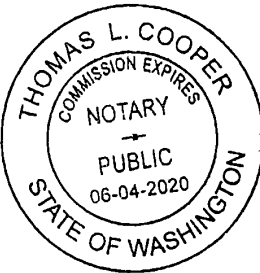
WITNESS and given under my hand and official seal this _____ day of JUNE 2019.

NOTARY PUBLIC in and for the State of Idaho
Residing at: _____
My commission expires: _____

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On JUNE 6, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LEWIS A. BOYD, JR. aka Lewis A. Boyd, known to me or who provided to me satisfactory evidence that he is the person/individual subscribed in the within instrument, and acknowledged to me that he executed the same the instrument as his free and voluntary act and deed and for the uses and purposes therein mentioned.

WITNESS and given under my hand and official seal this 6th day of JUNE 2019.



Thomas L. Cooper

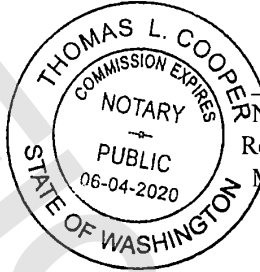
NOTARY PUBLIC in and for the State of Washington
Residing at: Everett, WA
My commission expires: 06/04/2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On JUNE 6, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LEWIS A. BOYD, JR. known to me or who provided to me satisfactory evidence to be the Personal Representative of the ESTATE OF LEWIS A. BOYD

deceased, Superior Court of the State of Washington Snohomish County, Superior Court Probated Cause No. 12-4-00959-2, and having presented to me evidence of his authority to execute this instrument on its behalf executed this instrument and acknowledged to me that he executed the same as his free and voluntary act and deed and for the uses and purposes therein mentioned.

WITNESS and given under my hand and official seal this 10th day of JUNE 2019.



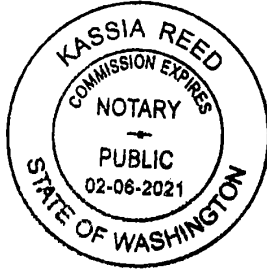
[Signature]

NOTARY PUBLIC in and for the State of Washington
Residing at: Everett, WA
My commission expires: 06/04/2020

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

On JUNE 11, 2019 before me, a Notary Public for the State of Washington, personally appeared before me LORI A. FERNANDEZ known to me or who provided to me satisfactory evidence that she is the person/individual subscribed in the within instrument, and acknowledged to me that she executed the same the instrument as her free and voluntary act and deed and for the uses and purposes therein mentioned.

WITNESS and given under my hand and official seal this 11 day of JUNE 2019.



[Signature]

NOTARY PUBLIC in and for the State of Washington
Residing at: Marysville, WA
My commission expires: 02/06/2021



FILED

2012 JUL 18 AM 10:10

SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASH

**SUPERIOR COURT OF STATE OF WASHINGTON
IN AND FOR THE COUNTY OF SNOHOMISH**
Estate of

LEWIS A. BOYD,

Deceased

CASE NO. 12-4-00959-2

LETTERS TESTAMENTARY

(LTRTS)

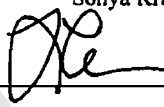
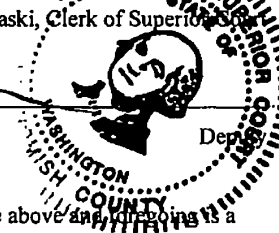
WHEREAS, the Last Will of the above named deceased having been proven and recorded in this court on:
JULY 18, 2012.

Now, therefore, know all men by these presents that

LEWIS A. BOYD, JR., aka LEWIS ALAN BOYD

is hereby appointed and qualified as Personal Representative of said estate, and that we do hereby authorize the above named to execute said Last Will according to law.

Dated: 7/18/2012


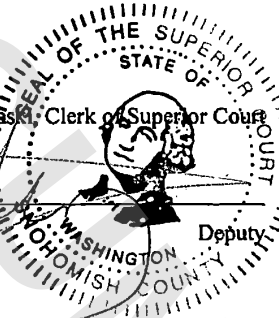
By  Sonya Kraski, Clerk of Superior Court


CERTIFICATE

I Sonya Kraski, Clerk of the Snohomish County Superior Court, certify that the above and foregoing is a true and correct copy of the Letters Testamentary in the above named case and were entered on: July 18, 2012

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

Dated: JUN 05 2019

By  Sonya Kraski, Clerk of Superior Court


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