

201908290101

08/29/2019 01:51 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When Recorded Return To
Woodinville Law
13901 NE 175th St, Suite G
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-29702
AUG 29 2019

Amount Paid \$
Skagit Co. Treasurer
By *Mg* Deputy

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

Grantor: Scott Michael Lathrop, the duly appointed, qualified, and acting Personal Representative of the Estate of Shirley Mattie Lathrop.

Grantee: James Douglas Lathrop.

Decedent's Estate. Decedent, Shirley Mattie Lathrop, died testate on December 20, 1990. On November 28, 2018, probate was opened and Grantor was appointed Personal Representative of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate, Snohomish County Superior Court, Case No. 18-4-02033-31.

Transfer of Title: The grantor, Scott Michael Lathrop, as Personal Representative of the Estate of Shirley Mattie Lathrop, for and in consideration of \$10.00, in hand paid, conveys and warrants to James Douglas Lathrop, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 28, Block 1, and Lot 5, Block 2, all in Lake Cavanaugh Subdivision, Division No. 1, according to the official plat thereof recorded under Auditor's File No. 393244 and recorded in Volume 5 of Plats, pages 37 to 43 inclusive, records of Skagit County, Washington.

Subject to any agreements, easements, reservations, restrictions, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trust, mortgages, liens, taxes, assessments and encumbrances of record.

Situate in the County of Skagit, State of Washington.

Parcel Nos. P66345, P66303

More commonly known as: 33791 North Shore Drive, Mount Vernon, WA 98273 and North Shore Drive, Mount Vernon, WA 98273

Limitations of Covenants. Grantor Expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication. The obligations of the Grantor expressed herein are obligations of the Estate of Shirley Mattie Lathrop, and not the Personal Representative personally.

FILED

2018 MAY -8 AM 9:51

SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASH.

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

Estate of

JAMES DOUGLAS LATHROP

Deceased

CASE NO. 18-4-00836-31

LETTERS TESTAMENTARY

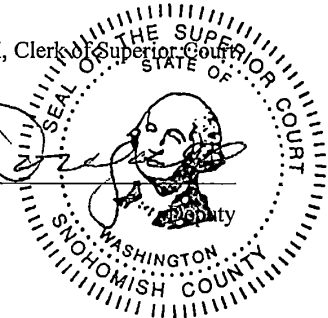
(LTRTS)

WHEREAS, the Last Will of the above named deceased having been duly exhibited, proven, and recorded on **MAY 8, 2018** in this said Superior Court; and whereas, it appears in and by said will that **SCOTT MICHAEL LATHROP** is appointed Personal Representative thereon, and, whereas, said Personal Representative has duly qualified, now, therefore, know all persons by these presents, that we do hereby authorize the said Personal Representative to execute said Last Will according to law.

Witness my hand and the seal of said court, dated: 5/8/2018

Sonya Kraski, Clerk of Superior Court

By: 



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: May 8, 2018

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

Dated: **MAY 08 2018**

Sonya Kraski, Clerk of Superior Court

By: 

