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09/13/2019 10:19 AM 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

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

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

Grantee: Betty Kathleen Manley, Trustee of the Rhyder Living Trust, dated November 14, 2017.

Decedent's Estate. Decedent, James Douglas Lathrop, died testate on March 31, 2018. On May 8, 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 Cause Number 18-4-00836-31.

Transfer of Title: The grantor, Scott Michael Lathrop, as Personal Representative of the Estate of James Douglas Lathrop, for and in consideration of \$10.00, in hand paid, conveys and warrants to Betty Kathleen Manley, Trustee of the Rhyder Living Trust, dated November 14, 2017, 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 James Douglas Lathrop, and not the Personal Representative personally.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3967
SEP 13 2019

Amount Paid \$0
Skagit Co. Treasurer
By *Man* Deputy

DATED: August 14, 2019

SELLER:

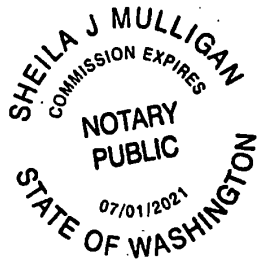
Estate of James Douglas Lathrop, Deceased

By: Scott M. Lathrop
Scott Michael Lathrop,
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me Scott Michael Lathrop, known or proved to me to be the Personal Representative of the Estate of James Douglas Lathrop, and who executed the within and foregoing Personal Representative's Deed, and acknowledged that she signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: August 14, 2019



Sheila J. Mulligan
NOTARY PUBLIC for Washington

Residing at: Woodinville

My appointment expires on: 07/01/2021

FILED

2018 DEC 18 AM 8:07

SONYA KRASKI
COUNTY CLERK
SNOHOMISH CO. WASH

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

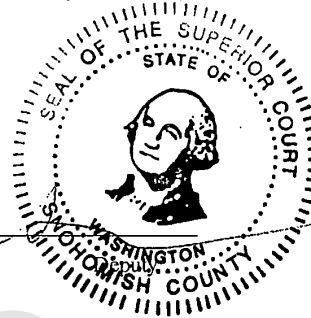
Estate of SHIRLEY MATTIE LATHROP Deceased	Case No. 18-4-02033-31 LETTERS OF TESTAMENTARY WITH WILL ANNEXED (LTRADW)
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The Last Will of the above named deceased having been duly exhibited, proven, and recorded on NOVEMBER 28, 2018 in the said Superior Court, now, therefore, know all persons by these presents, that we do hereby authorize **SCOTT MICHAEL LATHROP** as the Personal Representative of the Estate with Will Annexed, of the said above named deceased, to execute said estate according to law.

Witness my hand and the seal of said court, dated: December 17, 2018.

Sonya Kraski, Clerk of Superior Court

By *Shirley Mattie Lathrop*



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 of Testamentary with Will Annexed in the above named case and were entered on: December 17, 2018.

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

Dated: **DEC 18 2018**

Sonya Kraski, Clerk of Superior Court

By *Shirley Mattie Lathrop*
Deputy

