

When recorded return to:

Jorge Ortiz and Silvia Ortiz  
P.O. Box 728  
Burlington, WA 98233

GNW 21-12082

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Howard Mizuta, Personal Representative of Estate of Richard T Anderson, deceased, 7510  
45th Avenue Southwest, Seattle, WA 98136,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jorge Ortiz and Silvia Ortiz, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
PTN Lot 55, Block 3, Bingham's Acreage

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P62186

Dated: July 20, 2021

Estate of Richard T Anderson

By: Howard Mizuta per. rep.  
Howard Mizuta, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-3317  
Jul 21 2021  
Amount Paid \$5325.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Howard Mizuta, Personal Representative of Estate of Richard T Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 20 day of July, 2021

*Crystal Deighton*  
Signature

ESSEX ASSISTANT  
Title

My appointment expires: 10-13-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 22990 Buchanan Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P62186

**Property Description:**

The North 175 feet of Lot 5, Block 3, BINGHAM'S ACREAGE, according to the Plat thereof recorded in Volume 4 of Plats, page 24, Records of Skagit County, Washington.

Except the West 80 feet thereof.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Decd  
LPB 10-05

Order No.: 21-12082-KH

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**EXHIBIT B**

21-12082-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Bingham Acreage recorded September 7, 1920 as Auditor's File No. 144539.
2. Agreement, affecting subject property, regarding Road Maintenance and the terms and provisions thereof between Judson C. Van Liew, Jr., et al and William G. Reid, et al, recorded May 24, 1983 as Auditor's File No. 8305240014.
3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Record of Survey for Haley recorded July 30, 2020 as Auditor's File No. 202007300051.

Statutory Warranty Decd  
LPB 10-05

Order No.: 21-12082-KH

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SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
05/12/2021

|                                      |   |
|--------------------------------------|---|
| <b>Estate of RICHARD T ANDERSON:</b> | No. 21-4-00217-29<br><br>LETTERS TESTAMENTARY |
|--------------------------------------|---|

**I. BASIS**

- 1.1 The last will of RICHARD T ANDERSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 12, 2021.
- 1.2 In that will HOWARD M MIZUTA is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

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

DATED 05/12/2021.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON |  
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY 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 May 12, 2021.

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

DATED: 05/17/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY:   
Deputy Clerk

