

202307210082

07/21/2023 02:57 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

When recorded return to:

Cecilia Louise Hamill and Mae T. Hamill
1400 Mallard View Drive, #2
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237366

Jul 21 2023

Amount Paid \$6485.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18650-TB

THE GRANTOR(S) Trina M. Uppendahl, Personal Representative of the Estate of Susan M. Kallgren, 1806
Lindsay Loop, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Cecilia Hamill, an unmarried woman, and Mae T. Hamill, also known
as Mae Hamill, an unmarried woman

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

Unit 2, Building 4, "MALLARD VIEW CONDOMINIUM PHASE III," as per plat recorded on August 30, 2000,
under Auditor's File No. 200008300093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: Property 1:
Unit 2, Building 4, Mallard View Condominium Ph. III

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 "A"
attached hereto

Tax Parcel Number(s): P117183/4760-000-002-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18650-TB

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Dated: 7/13/23

Estate of Susan M. Kallgren

By: Trina M. Uppendahl Personal representative
Trina M. Uppendahl, Personal Representative

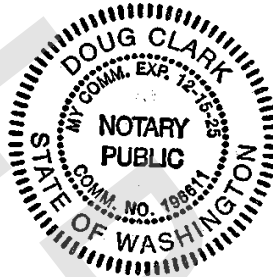
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of July, 2023 by Trina M. Uppendahl, Personal Representative of Estate of Susan M. Kallgren.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
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EXHIBIT A

23-18650-TB

10. Agreement regarding Formation of Local Improvement District, dated July 2, 1996, recorded September 9, 1996, under Auditor's File No. 9609090083.

11. Public Notice regarding Remediated Landfill, recorded September 20, 1996, under Auditor's File No. 9609200055.

12. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation

Dated: November 30, 1998

Recorded: December 1, 1998

Auditor's No.: 9812010039

Purpose: Water line, lines or related facilities

Area Affected: Common areas

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a Washington corporation

Dated: February 5, 1999

Recorded: March 1, 1999

Auditor's No.: 9903010207

Purpose: Natural gas pipeline or pipelines

Area Affected: Common areas

14. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Maddox Creek PUD No. 1

Recorded: September 9, 1996

Auditor's No.: 9609090082

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,

Statutory Warranty Deed
LPB 10-05

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BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 19, 1996

Recorded: September 20, 1996

Auditor's No.: 9609200054

Executed By: Interwest Properties, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: November 2, 2000

Recorded: November 3, 2000

Auditor's No.: 200011030078

16. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Mallard View Condominium Phase III

Recorded: August 30, 2000

Auditor's No.: 200008300093

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Mallard View Condominium Phase 2

Recorded: March 17, 1999

Auditor's No.: 9903170098

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

18. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: December 8, 1998

Recorded: December 9, 1998

Statutory Warranty Deed
LPB 10-05

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Auditor's No.: 9812090060

Executed By: Mallard View Condominium Association

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Declaration Dated: March 17, 1999 and August 29, 2000

Recorded: March 17, 1999 and August 30, 2000

Auditor's Nos.: 9903170099 and 200008300094

19. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

End of Exhibit A

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
03/24/2023

| | |
|-----------------------------|----------------------|
| Estate of SUSAN M KALLGREN: | No. 23-4-00163-29 |
| | LETTERS TESTAMENTARY |

I. BASIS

- 1.1 The last will of SUSAN M KALLGREN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 24, 2023.
- 1.2 In that will TRINA M UPPENDAHL is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 03/24/2023.

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 March 24, 2023.

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

DATED: 03/24/2023

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk