

When recorded return to:

Michael P. Vaughan and Amberose Kelley
1760 Northshore Road
Bellingham, WA 98226

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250605

Mar 04 2025

Amount Paid \$11253.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22843-TB

THE GRANTOR(S) **Ronald L. Shirk, Personal Representative of The Estate of Eunice L. Shirk,**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Michael P. Vaughan and Amberose Kelley, a married couple**

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

Lot 13, CLASSIC RIDGE, as per Plat recorded in Volume 14 of Plats at Page 131 and 132, in the records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 13, CLASSIC RIDGE

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): P83992/4535-000-013-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 25-22843-TB

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Dated: 3/3/25

The Estate of Eunice L. Shirk
By: [Signature] PE
Ronald L. Shirk, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 3rd day of March, 2025, by Ronald L. Shirk, Personal Representative of The Estate of Eunice L. Shirk.

[Signature]
Signature

Notary
Title

My commission expires: 6/19/25



EXHIBIT A

25-22843-TB

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
4. Easements, claims of easement or encumbrances which are not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

9. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
 Dated: February 5, 1990 and February 22, 1990
 Recorded: February 22, 1990 and March 16, 1990
 Auditor's Nos.: 9002220057 and 9005160071

Purpose: Right to enter said premises to operate, maintain, and repair under-ground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location: Exterior 10 feet of all lots

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

Dated: March 2, 1990
 Recorded: May 22, 1990

Statutory Warranty Deed
 LPB 10-05

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Auditor's No: 9005220050

Executed by: Henry Dykstra and Charlotte Dykstra, husband and wife

11. 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:

Plat/Subdivision Name: Classic Ridge

Recorded: March 26, 1990

Auditor's No: 9003260008

End of Exhibit A

24-4-00462-29
LRTS 7
Letters Testamentary
17281538



**SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**

FILED
Skagit County Clerk
Skagit County, WA
08/21/2024

Estate of EUNICE LOIS SHIRK:	No. 24-4-00462-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of EUNICE LOIS SHIRK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on August 21, 2024.
- 1.2 In that will RONALD L SHIRK is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RONALD L SHIRK is authorized by this court to execute the will of the above decedent according to law.

DATED 08/21/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Malchok, 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 August 21, 2024.

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

DATED: 8/22/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

Maria Rose Bello
BY Maria Rose Bello
Deputy Clerk

