



200707120113
Skagit County Auditor

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When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273

Estate Deed

Grantor(s): Carol K. Rosauer, as Personal Representative of the Estate of Barbara A. Knoke, Deceased

Grantee(s): Burt Clothier, Beth Clothier, Bryn Clothier, Brita Clothier and Ben Clothier, in equal shares as tenants in common and not as joint tenants

Legal Description (abbreviated): Ptn Lots 46 & 47 PLAT OF SNEE-OOSH

Assessor's Tax Parcel Number: 4016-000-047-0207 (P69661)

For and in consideration of distribution in accordance to Will, **Carol K. Rosauer, as Personal Representative of the Estate of Barbara A. Knoke, deceased under Skagit County Cause No. 07-4-00045-3** (the "Grantor"), grants, bargains, sells, conveys, and confirms to **Burt Clothier, Beth Clothier, Bryn Clothier, Brita Clothier and Ben Clothier**, in equal shares as tenants in common and not as joint tenants, and each as his or her separate property (collectively the "Grantee"), the following described real estate, situated in the County indicated and the State of Washington:

Lot 47, PLAT OF SNEE-OOSH, as recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington; TOGETHER WITH that portion of Lot 46 of said Plat, more particularly described as follows:

Beginning at the Northeast corner of said Lot 46; thence Southerly along the East line of said Lot 46 a distance of 32.50 feet; thence Northwesterly a distance of 76.54 feet, more or less, to a point on the North line of said Lot 46 lying 69.29 feet Westerly of the point of beginning; thence Easterly along said North line of Lot 46 a distance of 69.29 feet to the point of beginning,

EXCEPT THAT PORTION of Lot 47 of said Plat, more particularly described as follows:

Beginning at the Southwest corner of Lot 47; thence Easterly along the South line of said Lot 47 a distance of

30.71 feet; thence Northwesterly a distance of 33.92 feet, more or less, to a point on the West line of said Lot 47 lying 14.40 feet Northerly of the point of beginning; thence Southerly along the West line of said Lot 47 a distance of 14.40 feet to the point of beginning. Also known as Legal Description "A" of Survey recorded under AF# 200303200058.

Situate in the County of Skagit, State of Washington.
SUBJECT TO: all encumbrances and defects of record.

Grantor, for itself and its successors in interest, hereby expressly limits the covenants of this Deed to those stated herein and excludes all covenants arising or to arise by statutory or other effect. Grantor covenants that, against all persons lawfully claiming or to claim by, through, or under Grantor, but not otherwise, Grantor will forever warrant and defend the above-described real estate.

Dated as of July 2, 2007.

Carol K Rosauer
Carol K. Rosauer,
Personal Representative of the Estate
of Barbara A. Knoke, deceased

3291
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

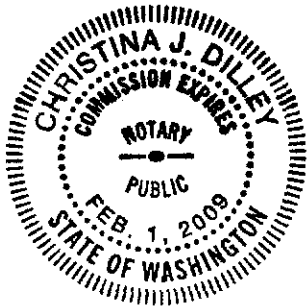
JUL 12 2007

Amount Paid \$ 0
Skagit Co. Treasurer
By M. L. Deputy

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

I certify that I know or have satisfactory evidence that **Carol K. Rosauer** is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Personal Representative of the Estate of Barbara A. Knoke, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL on July 2, 2007.



Christina J. Dilley
CHRISTINA J. DILLEY

Printed Name _____
NOTARY PUBLIC in and for the State of Washington

My Commission Expires 2-1-2009

Estate Deed

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Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com



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