After Recording Return To: LAW OFFICE OF JAMES B. DOLAN, PLLC 711 South First Street Mount Vernon, WA 98273



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## SPECIAL WARRANTY DEED

**GRANTOR:** 

Tamara Cooper, Personal Representative of the

Estate of James Edward Parker, Deceased

**GRANTEE:** 

Lance Parker, a single as his separate estate

Legal Description;

Abbreviated Form:

Thunderbird to Mt Vernon, Lot 67

Skagit County, WA

835 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Additional on Pages:

1 and 2

Assessors Tax Parcel No:

3762-000-067-0002 (P54536)

Amount Paid \$ 6 Skagit Co. Treasurer Men Deputy

THE GRANTOR, TAMARA COOPER, in her capacity as the duly appointed, qualified and acting Personal Representatives for the Estate of JAMES EDWARD PARKER, Deceased, in Skagit County Cause No. 08-4-00323-0, and not in her individual capacity, hereby grants, bargains, conveys and confirms to LANCE PARKER, a single man as his separate estate, as GRANTEE, all of the decedent's interest in and to the real property situated in the County of Skagit, state of Washington, and legally described as follows:

> Lot 67, "Thunderbird," according to the plat recorded in Volume 9 of Plats, pages 34 and 35, records of Skagit County, Washington.

> SUBJECT TO: Right of public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and

across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown thereon.

ALSO SUBJECT TO: Easement provisions contained on the face of the plat of Thunderbird.

ALSO SUBJECT TO: Restrictions in Declaration of Protective Restrictions executed by Keith S. Johnson, et al., recorded June 26, 1968, under Auditor's File No. 715205.

ALSO SUBJECT TO: Such other easements, restrictions and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: March \_ 26\_, 2009.

Estate of JAMES EDWARD PARKER, Deceased

TAMARA COOPER

Personal Representative

STATE OF WASHINGTON )
) ss.
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that TAMARA COOPER is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of JAMES EDWARD PARKER, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March, 2009.

ANN

NOTARY

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Me Cody And Love
Notary Public
Print Name Me Cody And Love
My Commission Expires: 10/15/2012



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