When Recorded Return to:



Elliott W Johnson Inc PS 711 S. First St Mount Vernon, WA 98273 1 of 2 2:42PM

## **Estate Deed**

Grantor(s):

Anne N. Baumann, as Personal Representative of the Estate of David Theodore Baumann, deceased.

Grantee(s):

Anne N. Baumann, a single woman

**Legal Description** (abbreviated):

EAGLEMONT PHASE 1B DIVISION 2, LOT 82,

ACRES 0.35

Assessor's Tax Parcel Number:

4814-000-082-0000 (P120284)

For and in consideration of intestate distribution, Anne N. Baumann, as Personal Representative of the Estate of David Theodore Baumann, deceased, under Skagit County Cause No. 08-4-00040-1 (the "Grantor") grants, bargains, sells, conveys, and confirms to Anne N. Baumann, a single woman (the "Grantee") all of the decedent's interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

Lot 82, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2," as per plat recorded on May 1, 2003 under Auditor's File No. 200305010087, records of Skagit County, Washington.

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.

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 Elliott@EWJLaw.com 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 April 16, 2009.

Anne N. Baumann.

Personal Representative of the Estate of David Theodore Baumann, deceased.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

APR 1 6 2009

State of Washington)

) ss.

County of Skagit

Amount Paid S Skagit Co. Treasurer By Mam Deputy

I certify that I know or have satisfactory evidence that Anne N. Baumann 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 this instrument and acknowledged it as Personal Representative of the Estate of David Theodore Baumann, deceased, to be her free and voluntary act for such party for the uses and purposes mentioned in the instrument.

Dated:

Notary Public

CHRISTINA J. DILLEY

My appointment expires:

2-1-20

200904160101 Skagit County Auditor

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