

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



200912160062  
Skagit County Auditor

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## **SPECIAL WARRANTY DEED**

**GRANTOR:** **DEBORAH F. CORNELIUS**, Personal Representative for the  
**Estate of Gladys J. Franz, Deceased**  
*As to an undivided one-half fractional interest*

**GRANTEE:** **DEBORAH F. CORNELIUS**, Trustee of the **Gladys J. Franz**  
**Generation-Skipping Trust uwd December 14, 2005**  
*As to an undivided one-half fractional interest*

**Legal Description;**  
**Abbreviated Form:** Lot 7, Plat of Rancho San Juan Del Mar, Subdivision #10

**Additional on Page:** Page 2

**Assessor's Tax Parcel No:** 3981-000-007-0000; P68422

THE GRANTOR, **DEBORAH F. CORNELIUS**, in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of GLADYS J. FRANZ**, Deceased (the "decendent"), under Skagit County Superior Court Cause No. 09 4 00069 7, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **DEBORAH F. CORNELIUS, Trustee of the Gladys J. Franz Generation-Skipping Trust uwd December 14, 2005**, an undivided one-half fractional interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

**SPECIAL WARRANTY DEED**

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3864  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

DEC 16 2009

Amount paid \$  
By: Skagit County Treasurer  
Deputy

Lot 7, Plat of Rancho San Juan Del Mar, Subdivision #10, according to the plat thereof, recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for herself and for her successors in interest, do 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: December 16, 2009.

**Estate of GLADYS J. FRANZ, Deceased**

By *Deborah F. Cornelius*  
**DEBORAH F. CORNELIUS**  
Personal Representative

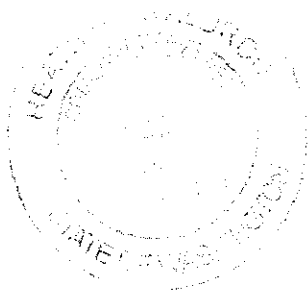
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **DEBORAH F. CORNELIUS** 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 GLADYS J. FRANZ, 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 this 16<sup>th</sup> day of December, 2009.



*Heather Waldron*  
**Heather Waldron**  
Printed Name  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 3-23-2010

**SPECIAL WARRANTY DEED**

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