



201009230079  
Skagit County Auditor

9/23/2010 Page 1 of 3 3:45PM

Post recording, return to:  
Law Offices of Julianne Kocer, P.S.  
301 NE 100<sup>th</sup> Street, Suite 310  
Seattle, WA 98125  
206-525-6919

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2894  
SEP 23 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *MAM* Deputy

## ESTATE SPECIAL WARRANTY DEED

**Grantor:** BETTY HOLT, as the duly appointed, qualified and acting Personal Representative of the Estate of Robert T. Geeslin, Deceased, in Probate Cause No. 10-4-04475-0 SEA in King County Superior Court of Washington and not in Grantor's individual capacity

**Grantee:** BETTY HOLT, a single woman as her separate property

**Legal Description:** CEDARGROVE ON THE SKAGIT LOT 70

**Assessor's Tax Parcel ID#:** P64132

The Grantor, **BETTY HOLT**, as the duly appointed, qualified and acting **Personal Representative of the Estate of Robert T. Geeslin, Deceased, in Probate Cause No. 10-4-04475-0 SEA, in King County Superior Court of Washington and not in Grantor's individual capacity** and as authorized by Order Admitting Will to Probate, Appointing Personal Representative, Finding that Estate is solvent, Waiving Bond, Directing Issuance of Letters Testamentary, and Granting Nonintervention Powers entered in the Probate Cause on July 28, 2010, to settle the Estate of Robert T. Geeslin, without the intervention of any court, hereby grants, bargains, sells, conveys, and confirms to **BETTY HOLT, a single woman as her separate property**, Grantee, all for the interest of the Estate of Robert T. Geeslin, Deceased, in the following described real estate situated in the County of King, State of Washington:

Lot 70, Cedargrove on the Skagit, Skagit County, Washington, Section 14 & 15, Township 35 North, Range 8 East, W.M., as recorded in Vol. 9, Pages 48 to 51 incl. of Plats, records of Skagit County.

Subject to an existing roadway and power line encroachment along the south line.

Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments provided for in, and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cedargrove Maintenance Co., a non-profit, non-stock Washington Corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cedargrove Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

Subject to: (a) Restrictions, reservation, agreements and easements of record and as shown on the face of said recorded plat,  
(b) Use of said property for residential purposes only,  
(c) Questions that may arise due to shifting of the Skagit River.

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

Dated: 9-17-10

As Personal Representative of the Estate of Robert T. Geeslin, Deceased, and not in his individual capacity.

*Betty M. Holt, P.R.*  
BETTY HOLT

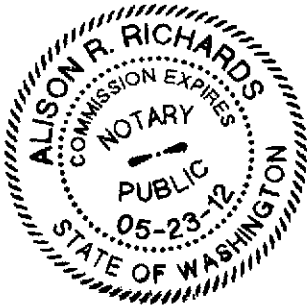


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STATE OF WASHINGTON §  
§  
COUNTY OF KING §

On this day personally appeared before me BETTY HOLT, to me known to be the Personal Representative of the Estate of Robert T. Geeslin, Deceased, who executed the within and foregoing instrument, and acknowledged the instrument to be the free and voluntary act and deed of such Personal Representative on behalf of said Estate for the uses and purposes therein mentioned, and on oath stated that BETTY HOLT was authorized to execute this instrument on behalf of said Estate.

GIVEN under my hand and official seal this 17<sup>th</sup> day of September, 2010.



Alison R. Richards  
NOTARY PUBLIC in and for the State of  
Washington, residing at Seattle, WA  
My commission expires 5-23-2012



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