

After Recording, Return to:

James L. Kotschwar
Attorney at Law
P.O. Box 1593
Oak Harbor, WA 98277



201206260043
Skagit County Auditor

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SPECIAL WARRANTY DEED

ACCOMMODATION RECORDING ONLY GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR, GREGORY ULRICH, personal representative of the Estate of GUSTAV E. ULRICH, JR., deceased (Island County Superior Court No. 12-4-00023-1),

FOR AND IN CONSIDERATION OF inheritance of property as the sole beneficiary of his father's estate [WAC 458-61A-202(1)] – and no monetary consideration, ^{WLD}

GRANTS AND CONVEYS all of the estate's right, title, and interest in the real property described herein, together with any hereafter-acquired title therein, to **GRANTEE, GREGORY ULRICH**, a married person, as his separate property.

The subject real property, commonly known as 18695 Jolly Road, Burlington, Washington, situated in the County of Skagit, State of Washington, and fully described as follows:

Lot 69 - Samish River Park, Division I, together with one stock of Samish River Park, Inc., a Washington corporation, which will own and maintain certain recreational facilities and a water system.

(also known as Skagit County Tax Parcel No. P68763)

The undersigned personal representative, for himself and on behalf of his successors in interest, by these presents expressly limits the covenants of warranty in this deed to those herein expressed, and excludes all covenants arising by statute or otherwise, and does hereby only covenant to warrant and defend the above-described real property against any person who lawfully claims through or under said personal representative.

DATED this 18 day of JUNE, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121868

JUN 26 2012

Amount Paid \$0
By Skagit Co. Treasurer

ESTATE OF GUSTAV E. ULRICH, deceased,

by:

Gregory Ulrich
GREGORY ULRICH, personal representative

STATE OF FLORIDA)
) ss
County of Seminole)


On this 18 day of June, A.D. 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Gregory Ulrich, as personal representative of the Estate of Gustav E. Ulrich, to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Brian Carl Koehler
Brian Carl Koehler (printed name)
Notary Public in and for the State of Florida,
residing at 5703 Red Bug Lake Rd, Winter Springs
My commission expires: May 31, 2016 FL
32708

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