

When Recorded Mail to:
JENSEN LAW OFFICE, PLLC
1833 N. 105th Street, Suite 301
Seattle, WA 98133



201209190104
Skagit County Auditor

9/19/2012 Page 1 of 1 12:11PM

LIMITED WARRANTY DEED

Recorded at the request of: ELAINE MARIE GERSPACHER / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, Elaine Marie Gerspacher, Trustee, the TRUST OF ETTA MARIE FOX, dated June 3, 1996, in consideration of the partial distribution of the trust, does hereby convey and warrant to GRANTEE, ELAINE MARIE GERSPACHER, a married woman as her separate estate, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the County of SKAGIT, State of WASHINGTON:

LOT 3 IN BLOCK 18, OF PLAT OF THE TOWN OF SEDRO, BLOCKS 1-30, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 17, OF THE RECORDS OF SKAGIT COUNTY, WASHINGTON.

Assessor's Tax Parcel: P75490 / XrefID: 4149-018-003-0003

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy.

DATED and delivered this 23 day of August, 2012.

Grantor:

TRUST OF ETTA MARIE FOX:

By: Elaine Marie Gerspacher
Elaine Marie Gerspacher, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122948
SEP 19 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By MM Deputy

STATE OF WASHINGTON)
COUNTY OF Snohomish) ss.

On this day personally appeared before me ELAINE MARIE GERSPACHER, to me known to be the individual described in and who executed the within and foregoing instrument, on oath stated that she is the sole acting Trustee of the ETTA MARIE FOX TRUST dated June 3, 1996, including any amendments thereto, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of August, 2012.

Joshua Oharra, NOTARY PUBLIC
in and for the State of WASHINGTON
My Commission Expires: 10-25-14

PLACE NOTARY SEAL HERE

Notary Public
State of Washington
JOSHUA J OHARRA
My Appointment Expires Oct 25, 2014