

After Recording Return To:

Nicola K. LeSourd
P.O. Box 1107
Mount Vernon, WA 98273



201301310056
Skagit County Auditor

1/31/2013 Page 1 of 3 10:40AM

SPECIAL WARRANTY DEED

GRANTOR: **NICOLA K. LeSOURD, f/k/a NICOLA K. LEWIS, Personal Representative for the Estate of DAVID MICHAEL ADDIE, Deceased**

GRANTEE: **NICOLA K. LeSOURD, a married woman as her separate estate**

Legal Description;
Abbreviated Form: **Lots 174 & 175, Blk 1, Lake Cavanaugh Div. No. 3, Section 22, Township 33 North, Range 4 East, W.M.**

Additional on Page: **Exhibit "A"**

Assessor's Tax Parcel Nos: **3939-001-174-0008; P66946
3939-001-177-0007; P66947**

THE GRANTOR, **NICOLA K. LeSOURD, f/k/a NICOLA K. LEWIS**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of DAVID MICHAEL ADDIE, Deceased**, under Skagit County Superior Court Cause No. 11-4-00063-0, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **NICOLA K. LeSOURD**, a married woman as her separate estate, all of Grantor's 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:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her successors in interest, does 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 20, 2012.

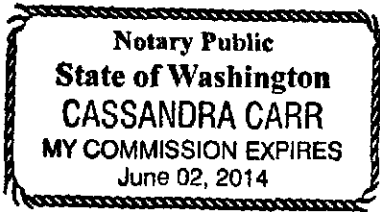
Estate of DAVID MICHAEL ADDIE, Deceased

By Nicola K. LeSourd ^{PR}
NICOLA K. LeSOURD
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **NICOLA K. LeSOURD** 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 DAVID MICHAEL ADDIE, 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 20th day of December, 2012.



Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2013 331
JAN 31 2013

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

SPECIAL WARRANTY DEED-2



201301310056
Skagit County Auditor

EXHIBIT "A"
SPECIAL WARRANTY DEED

Lots 174 and 175, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington.

TOGETHER WITH those portions of Government Lots 3 and 4 of Section 22, Township 33 North, Range 4 East, W.M., if any, lying Northeasterly of Lots 174 and 175 in Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington, and lying Northwesterly of the Southeasterly line of said Lot 174 extended Northeasterly, and lying Westerly, Southwesterly and Southerly of the Shoreline of Lake Cavanaugh and/or Lake Creek, as the case may be, and lying Southeasterly of the Northeasterly extension of the Northwesterly line of said Lot 175.

Situate in the County of Skagit, State of Washington.

