


Filed for Record at Request of:
Gary T. Jones
PO Box 1245
Mount Vernon, WA 98273


201512180090
Skagit County Auditor
12/18/2015 Page 1 of 2 \$74.00
3:23PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 5108
DEC 18 2015

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

SPECIAL WARRANTY DEED

THE GRANTOR, JUDY JANET JOHNSON, personal representative of the Estate of BERNICE N. JOHNSON, also shown of record as BERNICE NADENE JOHNSON, deceased, Skagit County Cause No. 13-4-00435-6, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to JUDY JANET JOHNSON, an unmarried woman, as her separate property, that certain real property situated in Skagit County, Washington, legally described as follows:

All of Lots 16 and 17 in Block 4, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in volume 3 of plats, page 48, situate in Skagit County, Washington.

Assessor's Account Numbers: 4165-004-017-0006; P76567.

Commonly known as 318 Ferry Street, Sedro-Woolley, WA 98284.

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

DATED this 15 day of DECEMBER, 2015.

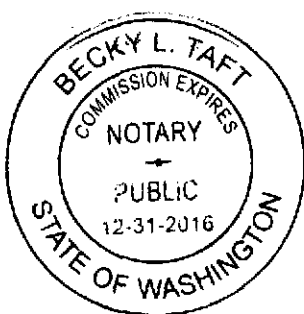
ESTATE OF BERNICE NADENE JOHNSON


JUDY JANET JOHNSON
Personal Representative

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me JUDY JANET JOHNSON, to me known to be the Personal Representative of the Estate of BERNICE NADENE JOHNSON, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 15 day of Dec, 2015.




Notary Public, State of Washington

Residing at: Sedro Woolley

My commission expires: 12/31/2016