

After Recording Return To:
Kristine M. Johnson
16936 Lakeview Road
Mount Vernon, WA 98273



201605180035

Skagit County Auditor \$75.00
5/18/2016 Page 1 of 3 11:24AM

SPECIAL WARRANTY DEED

GRANTOR: KRISTINE M. JOHNSON, Personal Representative of the Estate of JUNE N. ANDERSON, Deceased

GRANTEE: KRISTINE M. JOHNSON, a married woman, as her separate estate

Legal Description:
Abbreviated Form: PTN LOT 64 LAKEVIEW TRACTS TO BIG LAKE
Additional on: Exhibit "A"

Assessor's Tax Parcel No: P67138 / 3941-000-064-0108

THE GRANTOR, KRISTINE M. JOHNSON, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of JUNE N. ANDERSON, Deceased, under Skagit County Superior Court Cause No. 16-4-00152-1, in distribution of said estate, hereby grants, bargains, conveys, and confirms to KRISTINE M. JOHNSON, a married woman, as her separate estate, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

SPECIAL WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1955
MAY 18 2016

Amount Paid \$0
Skagit Co. Treasurer
By *HTB* Deputy

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

The Grantor, for her 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 this 17th day of May, 2016.

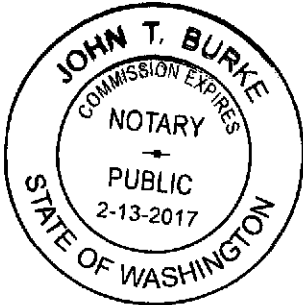
Kristine M. Johnson
KRISTINE M. JOHNSON, Personal
Representative of the Estate of JUNE N.
ANDERSON, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT

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ss.

I certify that I know or have satisfactory evidence that KRISTINE M. JOHNSON is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of JUNE N. ANDERSON, Deceased, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of May, 2016.



John T. Burke
JOHN T. BURKE
Printed Name
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2017

EXHIBIT "A"
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION:

That portion of Lot 64, PLAT 1, LAKEVIEW TRACTS, BIG LAKE SKAGIT CO., WASH, as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying within the boundary of the following described tract:

Beginning at the intersection of the West line of the existing County road and the South line of Lot 64 extending East;

Thence Northerly along the West line of said County road 180 feet, more or less, to the South line of an existing gravel road;

Thence Westerly along the South line of said gravel road 100 feet;

Thence Southerly 170 feet, more or less, to a point on the South line of Lot 64, which is 100 feet West of the point of beginning;

Thence East along the South line of Lot 64 extended, 100 feet to the point of beginning.

Situated in Skagit County, Washington.