



201605270072

Skagit County Auditor

\$74.00

5/27/2016 Page

1 of

2 10:55AM

After Recording Return To:

**15th Street Good, LLC
Attn: Dale E. Wilms
20350 Eric Street
Mount Vernon, WA 98274**

SPECIAL WARRANTY DEED

GRANTOR: EARL E. WILMS, Personal Representative of the Estate of MARY E. GOOD, Deceased

GRANTEE: 15TH STREET GOOD, LLC, a Washington limited liability company

Legal Description:

Abbreviated Form: MT VERNON HEIGHTS TO MT VERNON LT 16 BLK 2

Additional on: Page 1

Assessor's Tax Parcel No: P53895; 3747-002-016-000

THE GRANTOR, EARL E. WILMS, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of MARY E. GOOD, Deceased, under Skagit County Superior Court Cause No. 15-4-00380-1, in distribution of said estate, hereby grants, bargains, conveys, and confirms to 15TH STREET GOOD, LLC, a Washington limited liability company, 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:

Lot 16, Block 2, "MOUNT VERNON HEIGHTS ADDITION, MOUNT VERNON, WASH.", as per plat recorded in Volume 5 of Plats, page 47, records of Skagit County, Washington.

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

The Grantor, for him and for his 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 27th day of May, 2016.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016217
MAY 27 2016

Amount Paid \$ 10
Skagit Co. Treasurer
By [Signature] Deputy

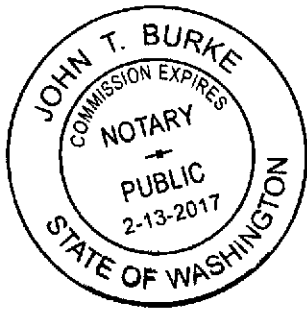
Earl Wilms

EARL E. WILMS, Personal Representative
of the Estate of MARY E. GOOD, Deceased

STATE OF WASHINGTON }
 } ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **EARL E. WILMS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of MARY E. GOOD, Deceased**, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of May, 2016.



[Signature]

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