



When recorded return to:
Michael A. Winslow
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273

SPECIAL WARRANTY DEED

Grantor: Sharon L. Gordon, Personal Representative of the Estate of James L. Gordon

Grantee: Sharon L. Hansen (fka Sharon L. Hansen Gordon), an unmarried woman.

Legal Description:

Lots 13 and 14, Block 3, "Plat of the Southern Addition to Mount Vernon," according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax
Parcel or Account No. P54312 / 3758-003-014-0000

Reference Nos of Documents
Assigned or Released: None.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201722
JAN 04 2017

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

CONVEYANCE:

For and in consideration of distribution under the Will of James L. Gordon, filed under Skagit County Probate No. 16-4-00238-2, the above named Grantor,

HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO:

Sharon L. Hansen Gordon, a 50% interest (being all right, title and interest of the Estate of James L. Gordon) in the above described real estate situated in Skagit County, Washington.

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

DATED: 12/15, 2016.

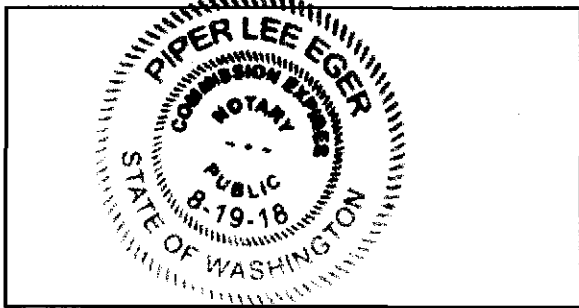
ESTATE OF JAMES L. GORDON

By Sharon L. Gordon
Sharon L. Gordon
Personal Representative

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Sharon L. Gordon signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of James L. Gordon to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 15, 2016.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger
Notary Public
My appointment expires 8/19/18

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

**SUPERIOR COURT OF THE STATE OF WASHINGTON
FOR SKAGIT COUNTY**

ESTATE OF: JAMES L. GORDON Deceased	CASE NO. 16-4-00238-2 LETTERS TESTAMENTARY
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1.1 The last will of JAMES L. GORDON late of Skagit County was duly exhibited proven and recorded in this court on JUNE 14, 2016.

1.2 In that will SHARON L. GORDON named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT SHARON L. GORDON is authorized by this court to execute the will of the above decedent according to law.

DATED JUNE 14, 2016

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)) ss
COUNTY OF SKAGIT))

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on JUNE 14, 2016.

I further certify that these letters are now in full force and effect.

DATED 6/16/16 MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY *Kristen A. Denton* Deputy Clerk

