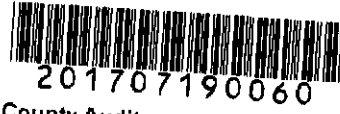


Return Address:

Dorothy K. Foster, Esq.
Foster Law Group, PLLC
355 Ericksen Ave. NE, Ste. 401
Bainbridge Island, WA 98110
(206) 780-0440



Skagit County Auditor
7/19/2017 Page 1 of 4 \$76.00
4:03PM

Document title(s) (or transactions contained therein):

Personal Representative's Special Warranty Deed

Reference number(s) of document assigned or released:

N/A

Grantor(s) [last name, then first name and initial(s)]:

Bauman, Jeffrey S., individually and as Personal Representative of the Estate of Denise W. Bauman, Deceased

Grantee(s) [last name, then first name and initial(s)]:

Bauman, Jeffrey S., Trustee of the Denise Bauman Marital Trust w/w/d September 16, 2013

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

Ptns of Lots 4 & 5, THE BREEZE, per plat recorded under Auditor's File No. 200606220058, records of Skagit County, more fully described on Exhibit A

Assessor's property tax parcel/account number(s):

Tax ID/Parcel ID: P124726
Alt. Tax ID: 4896-000-004-0000

AFTER RECORDING MAIL TO:

Dorothy K. Foster
Foster Law Group, PLLC
355 Ericksen Ave. NE, Ste. 401
Bainbridge Island, WA 98110

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 3316
JUL 19 2017

Amount Paid \$ ~~0~~
Skagit Co. Treasurer
By *[Signature]* Deputy

PERSONAL REPRESENTATIVE'S SPECIAL WARRANTY DEED

1. GRANTOR. The undersigned, JEFFREY S. BAUMAN, individually and as the duly appointed, qualified and acting Personal Representative of the Estate of Denise W. Bauman, deceased.

2. GRANTEE. JEFFREY S. BAUMAN, Trustee of the Denise Bauman Marital Trust u/w/d September 16, 2013.

3. ESTATE. Denise W. Bauman ("Decedent") died on August 25, 2016, and Jeffrey S. Bauman, her surviving spouse, was appointed Personal Representative on November 21, 2016 in the State of Washington Superior Court for Kitsap County in Cause No. 16-4-00882-7 ("probate proceedings").

4. NONINTERVENTION POWERS. By Order of Solvency entered on November 21, 2016 in the probate proceedings, the Grantor was authorized to settle the Estate without further court intervention or supervision.

5. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate of the Decedent was community real property in Skagit County, Washington, legally described as follows ("Described Community Property"):

See Legal Description attached as Exhibit A.

6. CONVEYANCE OF DECEDENT'S COMMUNITY INTEREST IN DESCRIBED COMMUNITY PROPERTY. The Grantor hereby grants, bargains, sells and conveys to the Grantee, JEFFREY S. BAUMAN, Trustee of the Denise Bauman Marital Trust u/w/d September 16, 2013, all of the Decedent's community interest in the Described Community Property.

7. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY INTEREST IN DESCRIBED COMMUNITY PROPERTY. The Grantor hereby grants, bargains, sells, conveys and confirms to the Grantee, JEFFREY S. BAUMAN, Trustee of the Denise Bauman Marital Trust u/w/d September 16, 2013, all of the surviving spouse's community interest in the Described Community Property.

8. LIMITATION OF COVENANTS. The Grantor, for himself 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 that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the said described real property.

Dated July 14, 2017.

Jeffrey S. Bauman
JEFFREY S. BAUMAN

STATE OF WASHINGTON)
) ss.
COUNTY OF KITSAP)

I certify that I know or have satisfactory evidence that JEFFREY S. BAUMAN is the individual who appeared before me, and said individual acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes therein mentioned.

Dated: July 14, 2017.

(Seal or stamp)

SUSANE BYERS
Notary Public
State of Washington
My Commission Expires
June 26, 2020

Susan E. Byers
Susan E. Byers
(Printed Name of Notary Public)
Notary Public in and for the State of Washington,
residing at Hansville
My appointment expires 6-26-20

Exhibit A

Legal Description

Those portions of Lots 4 and 5, "THE BREEZE," as per plat recorded on June 22, 2006, under Auditor's File No. 200606220058, records of Skagit County, Washington and as amended by Boundary Line Adjustment Survey recorded on December 11, 2006, under Auditor's File No. 200612110208, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 4, said corner being common to Lots 4 and 5;
thence North $25^{\circ}38'06''$ West a distance of 29.92 feet;
thence North $58^{\circ}01'46''$ East a distance of 104.25 feet;
thence North $24^{\circ}12'28''$ East a distance of 80.80 feet to the right of way of Anaco Beach Place and the original lot corner common to said Lots 4 and 5;
thence along a non-tangent curve to the left along said right of way, a distance of 30.00 feet to the original lot corner common to Lots 3 and 4;
thence South $15^{\circ}26'44''$ East a distance of 118.26 feet along the original lot line common to Lots 3 and 4;
thence South $77^{\circ}02'10''$ West a distance of 173.88 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to matters of record.