



201901300025

01/30/2019 09:58 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

David R. Greenberg  
701 Pike Street, Suite 1400  
Seattle, WA 98101

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019 306  
JAN 30 2019

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

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**SPECIAL WARRANTY DEED OF CO-PERSONAL  
REPRESENTATIVES**

**GRANTORS:** Marilyn J. Braarud and Dana L. Andrich, as Co-Personal  
Representatives of the Estate of Leonard H. Braarud,  
deceased—King County Probate No. 15-4-06909-5 SEA

**GRANTEE:** Marilyn J. Braarud, individually, as her separate property

**ABBREVIATED  
LEGAL DESCRIPTION** Ptn. Tr. D, Eagles Nest, SP #116-77 (ptn. Gov. Lots 4 & 5,  
2-33-2 E.W.M.)

**ASSESSOR'S TAX** P127500

**PARCEL NO.:**

The Grantor(s), Marilyn J. Braarud and Dana L. Andrich, as Co-Personal  
Representatives of the Estate of Leonard H. Braarud, deceased, King County, Washington  
Probate No. 15-4-06909-5 SEA, (the "Estate") for and in consideration of Estate distribution  
of the following described real property and to transfer all interests of the Estate subject to  
probate in the following described real property, hereby bargain, sell, and convey to the entire  
interest of the Grantor(s) in the following described real property situated in La Connor, Skagit  
County, State of Washington to the Grantee, Marilyn J. Braarud, individually, as her sole and  
separate property:

TRACT "D" ADJOINING LOT 901

A portioin of Tract D of Short Plat No. 116-77, commonly known as "Eagle's Nest,"  
recorded June 21, 1977 under Auditor's File No. 858833 in Volume 2 of Short Plats, pages 74,  
75, and 76; being a portion of Government Lots 4 and 5 of Section 2, Township 33 North,  
Range 2 Ease, W.M. described as follows:

Beginning at the Southwest corner of Lot 901, Plat of Shelter Bay, Division 5 as  
recorded under Auditor's File No. 836134 in Volume 1 of Surveys, pages 184 through 186,  
records of Skagit County, Washington; thence South 89°08'15" East a distance of 144.26 feet

along the South line of said Lot 901 and said line extended to the East; thence South 34°18'28" West a distance of 79.09 feet to the G.L.O. meander line; thence South 88°18'28" West a distance of 100.77 feet along said meander line to a point on the West line of said Lot 901 extended to the South; thence North 00°51'45" East a distance of 70.49 feet along said West line extended to the Point of Beginning. Situate in the County of Skagit, State of Washington.

RCW 64.04.040 provides as follows: Every deed in substance in the form prescribed by RCW 64.04.040 "when otherwise duly executed, shall convey to the grantee, his or her heirs or assigns an estate of inheritance in fee simple, and shall be adjudged an express covenant to the grantee, his or her heirs or assigns, to wit: That the grantor was seized of an indefeasible estate in fee simple, free from encumbrances, done or suffered from the grantor, except the rents and services that may be reserved, and also for quiet enjoyment against the grantor, his or her heirs and assigns, unless limited by express words contained in such deed; and the grantee, his or her heirs, executors, administrators, and assigns may recover in any action for breaches as if such covenants were expressly inserted."

After this deed is delivered, the above described real estate shall be owned as follows:

Marilyn J. Braarud, individually as her sole and separate property - 100%

DATED this 15 day of January, 2019.

By: Marilyn J. Braarud  
Marilyn J. Braarud as Co-Personal  
Representative of the Estate Leonard H.  
Braarud, Deceased – King County Probate  
No. 15-4-06909-5 SEA

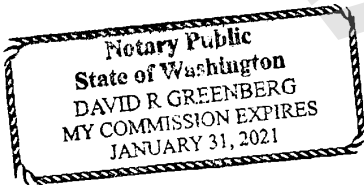
DATED this 15 day of January, 2019.

By: Dana L. Andrich  
Dana L. Andrich as Co-Personal  
Representative of the Estate Leonard H.  
Braarud, Deceased – King County Probate  
No. 15-4-06909-5 SEA

STATE OF WASHINGTON )  
 )  
 ) ss.  
COUNTY OF KING )

On this 15<sup>th</sup> day of January, 2019, before me personally appeared Marilyn J. Braarud to me known to be (or I have satisfactory evidence that the person is) the following who executed the within and foregoing instrument (Special Warranty Deed of Co-Personal Representatives): the Co-Personal Representative of the Estate of Leonard H. Braarud, King County Superior Court Probate No. 15-4-06909-5 SEA (the "Estate"), and acknowledged said instrument to be the free and voluntary act and deed of her as Co-Personal Representative for the Estate for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument individually as Co-Personal Representative of the said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.



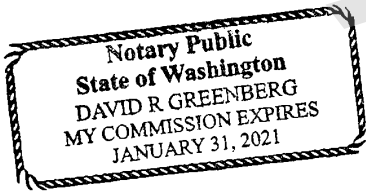
[Signature]  
Notary Public in and for the State of Washington  
Printed Name: David R Greenberg  
Residing at: Bellevue WA  
My appointment expires: Jan. 31, 2021

STATE OF WASHINGTON )  
 )  
COUNTY OF KING ) ss.

On this 15<sup>th</sup> day of January, 2019, before me personally appeared Dana L. Andrich to me known to be (or I have satisfactory evidence that the person is) the following who executed the within and foregoing instrument (Special Warranty Deed of Co-Personal Representatives): the Co-Personal Representative of the Estate of Leonard H. Braarud, King County Superior Court Probate No. 15-4-06909-5 SEA (the "Estate"), and acknowledged said instrument to be the free and voluntary act and deed of her as Co-Personal Representative for the Estate for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute said instrument individually as Co-Personal Representative of the said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

David R. Greenberg  
Notary Public in and for the State of Washington  
Printed Name: David R. Greenberg  
Residing at: Bellevue WA  
My appointment expires: Jan 31, 2021



**FILED**  
**KING COUNTY, WASHINGTON**  
DEC -7 2015  
**DEPARTMENT OF**  
**JUDICIAL ADMINISTRATION**

**CERTIFIED**  
**COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  LEONARD H. BRAARUD   DECEASED	NO: 15-4-06909-5 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on December 7, 2015 . It appears in and by said will that: MARILYN BRASHEN BRAARUD AND DANA ADRICH, CPA are named Executor(s) and by order of this court are authorized to execute said will according to law.

WITNESS my hand and seal of said Court: December 7, 2015.

BARBARA MINER  
King County Superior Court Clerk

By: \_\_\_\_\_, Deputy Clerk  
**A. GALLARDO**

STATE OF WASHINGTON )  
County of King )

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date DEC 07 2015



BARBARA MINER, Superior Court Clerk

By: \_\_\_\_\_, Deputy Clerk  
**A. GALLARDO**

• NOT OFFICIAL WITHOUT SEAL •