

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

202106030069
06/03/2021 11:37 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

2021-2504
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 03 2021

SPECIAL WARRANTY DEED

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

GRANTOR: DAVID L. SJOGREN, Personal Representative of the Estate of ZONA L. SJOGREN, Deceased

GRANTEE: GORDON R. SJOGREN, an unmarried individual

Legal Description:
Abbreviated Form: MT VERNON HEIGHTS TO MT VERNON LT 5 BLK 1
Additional on: Pages 1 & 2

Assessor's Tax Parcel No.: 3747-001-005-0005 / P53863

THE UNDERSIGNED GRANTOR, **DAVID L. SJOGREN**, in his capacity as the duly appointed Personal Representative of the **Estate of ZONA L. SJOGREN, Deceased**, under Skagit County Superior Court Cause No. 21-4-00105-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **GORDON R. SJOGREN**, an unmarried man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot Five (5), Block One (1), of Mount Vernon Heights Addition, as per plat recorded in Volume Five (5) of Plats, Page Forty-Seven (47) of records of Skagit County, Washington.

SPECIAL WARRANTY DEED - 1

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

Situated in Skagit County, Washington.

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 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 3 day of June, 2021.

Estate of ZONA L. SJOGREN, Deceased

By *David L. Sjogren*
DAVID L. SJOGREN
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DAVID L. SJOGREN** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of ZONA L. SJOGREN, 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 3 day of June, 2021.



Sirikit A. Wollin
Printed Name **SIRIKIT A. WOLLIN**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10-13-21

FILED

Skagit County Clerk
Skagit County, WA
03/05/2021

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of ZONA L SJOGREN:	No. 21-4-00105-29 LETTERS TESTAMENTARY
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I. BASIS

- 1.1 The last will of ZONA L SJOGREN late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 05, 2021.
- 1.2 In that will DAVID L SJOGREN is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

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

DATED 03/05/2021.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
 | ss
COUNTY OF SKAGIT

I, MELISSA BEATON, COUNTY 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 March 05, 2021.

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

DATED: 03/08/2021

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

