

FILED AT REQUEST OF/RETURN TO:
LAW OFFICE OF BRIAN E. CLARK
P. O. BOX 336
MOUNT VERNON, WA 98273



200207120123
Skagit County Auditor
7/12/2002 Page 1 of 2 1:57PM

SPECIAL WARRANTY DEED

Grantor(s): **KAREN L. HADMAN**, Personal Representative for the
Estate of **OTTO A. OLSON**

Grantee(s): **KAREN L. HADMAN**, a married woman as her separate estate

Abbreviated Legal: Lot 12, Plat of Samish Island Estates; Sec35 TS36N R2WWM

Additional legal on pages 1

Assessor's Tax Parcel No: 4403-000-012-0035; P81536

THE GRANTOR, **KAREN L. HADMAN**, in her capacity as the duly appointed, qualified and acting personal representative for the estate of **OTTO A. OLSON**, in Skagit County Cause No. 01-4-00312-7, and not in her individual capacity, in distribution of said estate, does grant, bargain, convey and confirm to **KAREN L. HADMAN**, a married woman as her separate estate, as Grantee, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

Lot 12, "PLAT OF SAMISH ISLAND ESTATES," according to the plat recorded in Volume 12 of Plats, pages 69 and 69A, records of Skagit County, Washington, being a portion of Section 35, Township 36 North, Range 2 East, W.M.

Subject to: Paragraphs A-C of Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 48552

Skagit Cty Tax Acct. #4403-000-012-0035; P81536

Situs: 5218 Filbert Lane, Bow, Skagit County, Washington REAL ESTATE EXCISE TAX

3151

JUL 12 2002

Amount Paid \$
Skagit Co. Treasurer
By Deputy

The Grantor, for herself and for her 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, and will forever warrant and defend the said described real estate.

Dated this 10th day of July, 2002.

Karen L. Hadman

Karen L. Hadman, Personal Representative
for the Estate of Otto A. Olson, deceased

STATE OF WASHINGTON)

) ss:

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Karen L. Hadman, is the person who appeared before me, and said person acknowledged that she 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 Otto A. Olson, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 10th of July, 2002.

Kate Szurek

Notary Public – State of Washington

Kate Szurek

(Print or Type Name of Notary)

My Appointment Expires: 9/15/2002

