



200409300083

Skagit County Auditor

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3 10:46AM

ABC

After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** Deanna Ammons, Personal Representative of the Estate of  
Candus Pearl Ammons

**ADDITIONAL GRANTORS ON PAGE      OF DOCUMENT.**

**GRANTEE(S):** Kindra Coggins, a single woman, as her separate property

**ADDITIONAL GRANTEES ON PAGE      OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:**

**PARCEL A:** 1 Acre Tract and House in Park to Clear Lake Vacated Street  
and 1 to 3 Less Ptn to Tax 9

**PARCEL B:** Park to Clear Lake Less Tax 9 and 10 Vacated Street  
and 1 to 8 Block 4

**PARCEL C:** Park to Clear Lake, Block 2, Lot 3, Acres 0.43, Park to Clear Lake,  
Vacated Street and 1 to 3 Less Portion to Tax 9, Block 2, Less 1  
Acre Tract and House

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2      OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** 4143-002-003-0011/P75016  
4143-004-008-0004/P75018

## SPECIAL WARRANTY DEED

THE GRANTOR, DEANNA AMMONS, Personal Representative of the ESTATE OF CANDUS PEARL AMMONS, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of CANDUS PEARL AMMONS, grants, bargains, sells, conveys and confirms to KINDRA COGGINS, a single woman, as her separate property, the following-described real estate situate in the County of Skagit, State of Washington:

### PARCEL A:

1 Acre Tract and House in Park to Clear Lake Vacated Street  
and 1 to 3 Less Ptn to Tax 9

### PARCEL B:

Park to Clear Lake Less Tax 9 and 10 Vacated Street and 1 to 8 Block 4

### PARCEL C:

Park to Clear Lake, Block 2, Lot 3, Acres 0.43, Park to Clear Lake,  
Vacated Street and 1 to 3 Less Portion to Tax 9, Block 2, Less 1  
Acre Tract and House

The Grantor for said estate 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 said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 5271

SEP 30 2004

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy



200409300083  
Skagit County Auditor

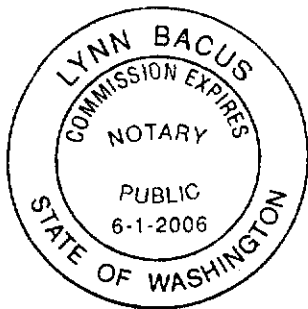
IN WITNESS WHEREOF, said Personal Representative has caused this instrument to  
be executed this 27<sup>th</sup> day of September, 2004.

Deanna Ammons  
DEANNA AMMONS  
Personal Representative

STATE OF WASHINGTON )  
                                  : SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, DEANNA AMMONS, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 27<sup>th</sup> day of September, 2004.



Lynn Bacus  
Notary Public in and for the State of Washington,  
residing at Walla Walla.



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