



200412170148

Skagit County Auditor

12/17/2004 Page

1 of

3 3:33PM

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): Tamara J. Conrad, Personal Representative of the
Estate of Mina Koetje

ADDITIONAL GRANTORS ON PAGE **OF DOCUMENT.**

GRANTEE(S): Paul Koetje, a married man, as his separate property;

ADDITIONAL GRANTEES ON PAGE **2** **OF DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION: Similk Beach Lot 7 Blk 2

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P69223

SPECIAL WARRANTY DEED

THE GRANTOR, TAMARA J. CONRAD, Personal Representative of the ESTATE OF MINA KOETJE, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of MINA KOETJE, grants, bargains, sells, conveys and confirms to PAUL KOETJE, a married man, as his separate property; EMERSON C. KOETJE, a married man, as his separate property; GLORIA J. CAMP, a married woman, as her separate property; MARYANN FORD, a single woman; and TAMARA J. CONRAD, a married woman, as her separate property, each as to an undivided one-fifth (1/5) interest, in the following-described real estate situate in the County of Skagit, State of Washington:

Lot 7, Block 2, "SIMILK BEACH, SKAGIT CO., WASH.", as per Plat recorded in Volume 4 of Plats, page 51, records of Skagit County, Washington.

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.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 14th day of December, 2004.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#6799

DEC 17 2004

Amount Paid \$
By Skagit Co. Treasurer
Deputy

TAMARA J. CONRAD
PERSONAL REPRESENTATIVE

2



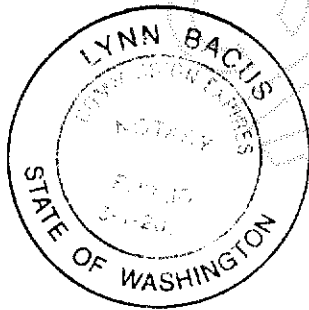
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Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, TAMARA J. CONRAD, 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 14th day of December, 2004.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon.

