



200509120146
Skagit County Auditor

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CHICAGO TITLE CO.

1036262 ✓

WHEN RECORDED RETURN TO:

JAMES E. ANDERSON P.S.
P.O. BOX 727
ANACORTES, WA 98221

SPECIAL WARRANTY DEED

GRANTOR: ESTATE OF ANITA C. JOHNSON By RICHARD M. JOHNSON
Personal Representative

GRANTEE: WOLF G. BAUER, as his separate property

LEGAL DESCRIPTION: Lot 61, "SKYLINE NO. 7", According to
the Plat thereof recorded in Volume 9 of Plats, pages 70 and
71, records of Skagit County, Washington.

SUBJECT TO assessments by Skyline Beach Club Inc. and all
other easements, covenants, conditions, restrictions and
other matters of record pertaining to the subject property.

TAX PARCEL NO.: 3823-000-061-0005, P59642

THE GRANTOR, ESTATE OF ANITA C. JOHNSON, Skagit County
Probate Case No. 04-4-00321-1, by Richard M. Johnson Per-
sonal Representative, in consideration of Three Hundred
Twenty-Seven Thousand Dollars (\$327,000) in hand paid, con-
veys and warrants onto WOLF G. BAUER, as his separate prop-
erty, the GRANTEE, the above described real property,
located in Skagit County, Washington. The warranties con-
tained herein bind only the estate and not the Personal Rep-
resentative individually.

DATED this 8 day of September, 2005.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

\$ 5000

SEP 12 2005

Richard M. Johnson

RICHARD M. JOHNSON

Amount Paid \$ 5825.60
Skagit Co. Treasurer

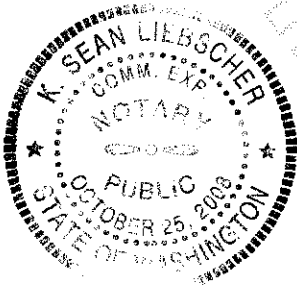
By *[Signature]* Deputy

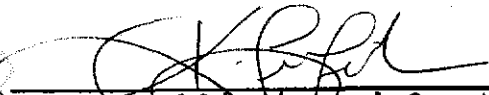
SPECIAL WARRANTY DEED - 1

STATE OF WASHINGTON)
)
COUNTY OF CLALLAM) SS

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

GIVEN under my hand and official seal this 8 day of SEPTEMBER, 2005.




Notary Public in and for the State
of Washington, residing at
Clallam Co.

SPECIAL WARRANTY DEED - 2



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Skagit County Auditor