

**After Recording Return To:**  
**SKAGIT LAW GROUP, PLLC**  
**P. O. Box 336**  
**Mount Vernon, WA 98273**



200603310314  
Skagit County Auditor

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### **SPECIAL WARRANTY DEED**

**GRANTOR:** **JOAN M. LENNING**, as Personal Representative of the  
Estate of **CHARLES O. LENNING, JR., Deceased**

**GRANTEE:** **BRADLEY J. LENNING**, a single person as his separate estate

Legal Description:  
Abbreviated Form: Lt 8, N 5 ft Lt 9, Blk 12, Vernon Heights Addn

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Assessors Tax Parcel No: 8763-012-009-0007 (P54567)

THE GRANTOR, **JOAN M. LENNING**, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **CHARLES O. LENNING, JR., Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 05 4 00318 9, in distribution of said estate, hereby grants, bargains, conveys and confirms to **BRADLEY J. LENNING**, a single person, as GRANTEE, all of decedent's right, title and interest in and to that certain real property, which was the community property of **JOAN M. LENNING** (the "surviving spouse") and the decedent at the time of the decedent's death, situated in the County of Skagit, State of Washington, and legally described as follows:

Lot 8 and the North 5 feet of Lot 9, Block 12, Vernon Heights Addition to Mount Vernon, as per plat recorded in Volume 2, page 108 of Plats, records of Skagit County, Washington.

The Grantor, for herself and for her 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: 3/23, 2006.

Estate of CHARLES O. LENNING, JR., Deceased

1531  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 3 2006

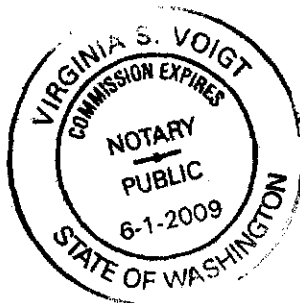
By: Joan M. Lenning  
JOAN M. LENNING, Personal Representative

Amount Paid \$ 0  
Skagit Co. Treasurer  
STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that JOAN M. LENNING is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of CHARLES O. LENNING, JR., Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of January, 2006.



Virginia S. Voigt  
Printed Name VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of WA  
My Commission Expires 6/1/09

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