

When recorded return to:

Olson & Hurley, P.S.
PO Box 17713
Seattle, WA 98107



200701050133

Skagit County Auditor

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SPECIAL WARRANTY DEED

GRANTOR: ARTHUR F. CROTEAU, as Personal Representative (PR) of the Estate of EDWINA J. CROTEAU, Deceased, under King County Probate Cause No. 05-4-05203-9 SEA, for and in consideration of Distribution of said Estate, hereby grants, bargains, sells, conveys and confirms to

GRANTEE: ARTHUR F. CROTEAU, as his separate estate, the following described real estate:

74
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 05 2007

LEGAL: Lot 148, Block 1, and Lot 109, Block 3, of Lake Cavanaugh Subdivision, Division #2 according to the official plat thereof recorded under Auditor's File No. 396262, Records of Skagit County, State of Washington.

Amount Paid By
Skagit Co. Treasurer
By [Signature]

TAX PARCEL NO.: 3938-001-148-0002

The Grantor PR, for itself and for its 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 PR and not otherwise, it will forever warrant and defend the said described real estate.

DATED: January 3, 2007.

SIGNED:

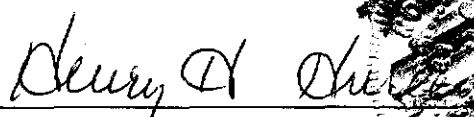
Arthur F. Croteau

ARTHUR F. CROTEAU
Personal Representative of Estate

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this 3rd day of January, 2007, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Arthur F. Croteau, to me known to be the person who signed as PR of the Estate of Edwina J. Croteau, Deceased, and who executed the within and foregoing Special Warranty Deed and acknowledged said instrument to be said PR's free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that said PR was authorized to execute the said instrument as PR of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.


NOTARY PUBLIC in and for the State
of Washington, residing at Seattle
My commission expires: 8-24-2008

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