

WHEN RECORDED RETURN TO:

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



200704130085

Skagit County Auditor

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2 10:35AM

SPECIAL WARRANTY DEED

GRANTOR: THE ESTATE OF RICHARD S. WERNER
By FELICITY ANN EADON, Personal Representative

GRANTEE: JOY WERNER, a widow and single woman, as her separate property

LEGAL DESCRIPTION: Lot 17, 18, 19 and 20, Block 40, ORIGINAL PLAT OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH the South Half of vacated alley abutting thereon; and Tract 10, "PLATE NO. 10, TIDE AND SHORE LANDS of Section 19, Township 35 North, Range 2 East, W.M., of Anacortes Harbor," according to the official map thereof on file in the office of the State Land Commissioner in Olympia, Washington.

TAX PARCEL NO.: 350219-0-045-0003, 3772-040-020-0002

THE GRANTOR, ESTATE OF RICHARD S. WERNER, in a probate proceeding under Skagit County Cause No. 06-5-00224-5, in consideration of distribution pursuant to the Last Will and Testament of the Decedent, conveys and warrants an undivided one-half interest in the above described property located in Skagit County unto JOY WERNER, a widow and single woman as her separate property, the GRANTEE. The result of this deed will be that the Grantee owns all of the interest in the subject property. The warranties contained herein bind only the Estate and not the Personal Representative individually.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1674
APR 13 2007

Amount Paid \$
By Skagit Co. Treasurer Deputy

SPECIAL WARRANTY DEED - 1

DATED this 10 day of April, 2007.

ESTATE OF RICHARD S. WERNER

BY Fa Eadon
FELICITY ANN EADON, Personal Representative

STATE OF WASHINGTON)

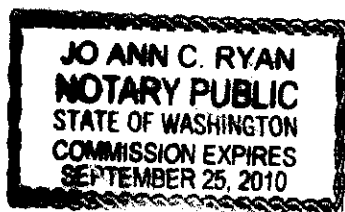
) ss

COUNTY OF SKAGIT)

On this day personally appeared before me FELICITYANN EADON, to me 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 10th day of April, 2007.

Jo Ann C. Ryan
Notary Public in and for the State of Washington
Residing at Anacortes.
My appointment expires: 9-25-10



SPECIAL WARRANTY DEED - 2



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