



200805120150

Skagit County Auditor

5/12/2008 Page

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2 2:16PM

After recording return to:
Leslie Moore
423 North 6th Street
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

Grantor: Stephen Aghjayan, acting as Personal Representative
of the Estate of David Meyer.

Grantee: Leslie Moore, an unmarried woman.

Legal Description: PTN NW1/4 NW1/4 AKA TR 10 OF 5AC PCL MA P109-76 AF#856340.

Skagit County Treasurer's tax account numbers: 330202-2-001-0804 and 330202-2-001-1400.

Parcel numbers: P15226 and P125960

THE GRANTOR, Stephen Aghjayan, in his capacity as the duly appointed, qualified and acting Personal Representative for the estate of David Meyer, in Skagit County Cause No. 07-4-00345-2, and not in his individual capacity, in distribution of said estate, does grant, bargain, and convey and confirm to Leslie Moore, an unmarried woman, as GRANTEE, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

Tract 10, as shown of five acre parcel, map no. 109-76, recorded May 12, 1977 in book 2 of short plats, page 59, as Auditor's file no. 856340 records of Skagit County, behind a portion of the North half of the northwest quarter of section 2, township 33 north, range 2 EWM, except mineral rights as reserved in deeds recorded September 10, 1963 under Auditor's file no. 640581 and 640582.

Together with a non-exclusive easement for ingress, egress and utilities over and across that certain sixty foot strip of land as delineated on the face of said five acre parcel, map no. 109-76 and contiguous to the above tract.

Subject to: Easements, restrictions and encumbrances of record.

The Grantor, for himself and for his 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 24 day of April, 2008.

Stephen Aghjayan - PR
Stephen Aghjayan, Personal Representative

STATE OF WASHINGTON)
 : ss
County of Skagit)

I certify that I know or have satisfactory evidence that Stephen Aghjayan is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of David Meyer, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated 4-24-08

Sandra Matheson
Notary Public in and for the State
of Washington, residing at Colver
My Commission Expires: 5-27-2011



1491
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 12 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By SP Deputy



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Skagit County Auditor