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Skagit County Auditor

7/17/2008 Page

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4 11:34AM

Return Address:

Douglas L. Phillips PLLC
777 108th Avenue NE, Suite 2240
Bellevue WA 98004-5178

Document title(s) (or transactions contained therein):

Personal Representatives' Special Warranty Deed

Reference number(s) of document assigned or released:

199608220033 and 199707020086

Grantor(s) [last name, then first name and initial(s)]:

Benson, Patricia L. and Conn, Michael W., Co-Personal Representatives of the Estate of W. Patricia Conn, Deceased

Grantee(s) [last name, then first name and initial(s)]:

Benson, Patricia L., a married person as her separate property, and
Conn, Michael W., a single person, in equal shares, as tenants in common

Legal description (abbreviated: i.e., lot, block, plat or section, township, range):

That portion of Lot 4 in Section 33, Township 36 North, Range 3 East, W.M., Skagit County, Washington, as more particularly described on page 1 attached

Assessor's property tax parcel/account number(s):

360333-0-035-0005

Recording at the request of:
Douglas L. Phillips PLLC
777 108th Avenue NE Suite 2240
Bellevue WA 98004-5178
(206) 686-8877

PERSONAL REPRESENTATIVES' SPECIAL WARRANTY DEED

1. **GRANTORS.** The undersigned Grantors, PATRICIA L. BENSON and MICHAEL W. CONN, are the duly appointed, qualified and acting Co-Personal Representatives of the Estate of W. Patricia Conn, Deceased.

2. **ESTATE.** W. Patricia Conn ("Decedent") died on September 18, 2007, and Patricia L. Benson and Michael W. Conn were appointed Co-Personal Representatives on November 1, 2007 in the State of Washington Superior Court for King County in Cause No. 07-4-05697-9 SEA ("probate proceedings").

3. **NONINTERVENTION POWERS.** By Order of Solvency entered on November 1, 2007 in the probate proceedings, Grantors were authorized to settle the Estate without further court intervention or supervision.

4. **DESCRIBED PROPERTY.** Included among the property of the Estate of W. Patricia Conn, deceased, was real property located in Skagit County, Washington, and described as follows (the "Described Property"):

That portion of Lot Four (4) in Section Thirty-three (33), Township Thirty-six (36) North, Range Three (3) East of the Willamette Meridian, described as follows:

Beginning at a point on the East line of the County road along the West line of said Government Lot 604 feet South of the South line of Gilmore Avenue as shown on the plat of Edison Haller's Additions, as per plat recorded in Volume 2 of Plats, page 87; thence South along the East line of said road 120 feet; thence East 360 feet; thence North 120 feet, more or less to a point due East of the point of beginning; thence West 360 feet to the point of beginning.

SUBJECT TO: Sewer Easement recorded July 2, 1997 under Skagit County Auditor's File No. 9707020086.

SUBJECT TO: All conditions, covenants, easements, restrictions and reservations of record, if any.

Situate in the County of Skagit, State of Washington.



5. CONVEYANCE OF DECEDENT'S INTEREST IN DESCRIBED PROPERTY.

Grantors hereby grant, bargain, sell and convey in equal shares to Grantees, PATRICIA L. BENSON, a married person as her separate property, and MICHAEL W. CONN, a single person, as tenants in common, all of Decedent's interest in the Described Property.

6. LIMITATION OF COVENANTS. Grantors, for themselves and for their successors-

in-interest, do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantors and not otherwise, will forever warrant and defend the said described real property.

DATED: July 17, 2008.

Patricia L Benson

Patricia L. Benson, as Co-Personal Representative of the Estate of W. Patricia Conn, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17th day of July, 2008, personally appeared before me PATRICIA L. BENSON, to me known to be the individual described in and who executed the within instrument individually and as Co-Personal Representative of the Estate of W. Patricia Conn, deceased, and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses and purposes therein mentioned, and on oath, stated that she was authorized to execute said instrument.

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

(SEAL)



Alana Pizzuto

Printed name: Alana Pizzuto
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires 4-10-2012

0333

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 17 2008

Amount Paid 0
By MF
Skagit Co. Treasurer



200807170081
Skagit County Auditor

DATED: July 17, 2008.

Michael W. Conn
Michael W. Conn Michael W. Conn, as Co-Personal Representative of
the Estate of W. Patricia Conn, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this 17th day of July, 2008, personally appeared before me
MICHAEL W. CONN, to me known to be the individual described in and who executed the within
instrument individually and as Co-Personal Representative of the Estate of W. Patricia Conn, deceased,
and acknowledged said instrument to be the free and voluntary act and deed of such party, for the uses
and purposes therein mentioned, and on oath, stated that he was authorized to execute said instrument.

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

(SEAL)



Alana Pizzuto
Printed name: Alana Pizzuto
Notary Public in and for the State of Washington,
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