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111:59AM

When recorded return to: Dennis P. Helmick 2627 Eastlake Avenue East Seattle, Washington 98102 (The space below is provided for recorder's use)

ACCOMMODATION RECORDING

CHICAGO TITLE CO.

## SPECIAL WARRANTY DEED

THE GRANTOR, Dennis P. Helmick, Personal Representative of the Estate of Neil J. Creelman, for and in consideration of completion of distribution of estate, grants, bargains, sells, conveys, and confirms to Dennis P. Helmick and Paul J. Creelman, as Co-Trustees of the Neil J. Creelman Testamentary Trust for Paul J. Creelman, Grantees, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Legal Description:

Lot 25, PLAT OF WEST VIEW, according to the plat thereof, recorded June 4, 2003, under Auditor's File No. 200306040117, records of Skagit County, Washington.

Tax Account Number: 4818-000-025-0000 P120518

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

Dated December  $2^{4}M$ , 2008.

Chicago Title Company has placed this document for recording as a customer courtesy and accepts no liability for its accuracy or validity

Dennis P. Helmick, Personal Representative of the Estate of Neil J. Creelman

State of Washington

)ss

County of King

On this day, before me the undersigned, a Notary Public in and for the State of Washington, duly appointed and sworn personally appeared Dennis P. Helmick, to me known to be the Personal Representative of the Estate of Neil J. Creelman that executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein

as his free and voluntary act and deed, for the uses and purposes therein mentioned and on oath stated that he is authorized to execute the said instrument.

Given under my hand and official seal this day of December, 2008.

Notary Public in and for the State of Washington, residing at \_\_\_\_\_\_, Washington.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

DEC 31 2008

Amount Paid \$ Skagit Co. Treasurer
By Mem Deputy

(Seal or Stamp)