

WHEN RECORDED RETURN TO:

AARON M. RASMUSSEN
ATTORNEY AT LAW, P.S.
1101 8TH STREET, SUITE A
ANACORTES, WA 98221



200901300131

Skagit County Auditor

1/30/2009 Page

1 of

2 1:16PM

STATUTORY WARRANTY DEED

GRANTOR: ESTATE OF WILLIAM D. LAFFERTY, By PEGGY A. GERWELS,
Personal Representative

GRANTEES: PEGGY A. GERWELS, as her separate property,
BILLY D. LAFFERTY, as his separate property,
LARRY MICHAEL LAFFERTY, as his separate property

LEGAL DESCRIPTION:

Parcel 1:

Lots 18, 19 and 20, Block 1, G Kellogg's Addition to the City of Anacortes as per records in Skagit County, Washington.

TAX PARCEL NO.: P57836

Parcel 2:

East half of Lot 15 and all of Lots 16 and 17, Block 1, G Kellogg's Addition to the City of Anacortes as per plats recorded in the records of Skagit County, Washington.

TAX PARCEL NO.: P112712

THE GRANTOR, ESTATE OF WILLIAM D. LAFFERTY, by PEGGY A. GERWELS, Personal Representative in a probate proceeding under Case Number 08-4-00100-8 in the Skagit County Superior Court, in consideration of distribution in said probate proceeding, conveys and warrants an undivided three-sixths interest onto PEGGY A. GERWELS, as her separate property, BILLY D. LAFFERTY, as his separate property, and LARRY MICHAEL LAFFERTY, as his separate property, the GRANTEES, each as to an undivided one-sixth interest in the above described real property, located in Skagit County, Washington. Said property is subject to a life estate in favor of CLAUDIUS P. LAFFERTY, aka CLAUDIA LAFFERTY, pursuant to the terms and provisions of WILLIAM D. LAFFERTY's Last Will and Testament.

STATUTORY WARRANTY DEED - 1

The foregoing conveyance is of the estate's undivided one-half interest in the subject property and by their acceptance hereof, the GRANTEEES acknowledge that CLAUDIUS P. LAFFERTY will continue to own and undivided one-half interest in the above-described property.

DATED this 27 day of January, 2009.

Peggy A. Gerwels
PEGGY A. GERWELS

262
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

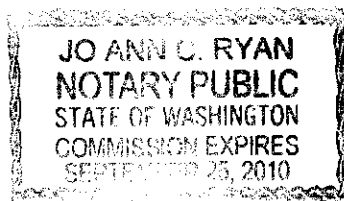
JAN 30 2009

Amount Paid \$
By Subm Skagit Co. Treasurer Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT) ss)

On this day personally appeared before me PEGGY A. GERWELS, 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 27 day of January, 2009.



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

STATUTORY WARRANTY DEED - 2

200901300131
Skagit County Auditor
1/30/2009 Page 2 of 2 1:16PM