

After Recording Return To:

JOSEPH D. BOWEN
401 S. 2nd STREET
MOUNT VERNON, WA 98273



200904240062

Skagit County Auditor

4/24/2009 Page 1 of 2 11:30AM

SPECIAL WARRANTY DEED

GRANTORS: **KATHRYN B. PURCELL**, Individually,
AND
SHARON SCHELL as Personal Representative for the Estate
of **NATHANIEL R. PURCELL**, Deceased

GRANTEES: **GUNNAR H. PEDERSEN**, a married person as his separate
estate

Legal Description; **LOGAN CREEK P.U.D. LT 6**
Abbreviated Form:

Additional on Page: **Page 1**

Assessor's Tax Parcel Nos: **4397-000-006-0007; P81383**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1133
APR 24 2009

Amount Paid \$10
Skagit Co. Treasurer
By *nam* Deputy

THE GRANTORS, **KATHRYN B. PURCELL**, a single person in her individual capacity, and **SHARON SCHELL** in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **NATHANIEL R. PURCELL**, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 09-4-00038-7, for and in consideration of a partition pursuant to an Agreement to Divide a Common Tenancy, hereby grant, bargain, convey and confirm to **GUNNAR H. PEDERSEN**, a married person as his separate estate, as GRANTEE, all of Grantors' interest in and to that certain real property, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, and legally described as follows:

Lot 6, LOGAN CREEK P.U.D., according to the plat thereof recorded in
Volume 12 of Plats, pages 56 and 57, records of Skagit County, Washington.

Special Warranty Deed

\\Cindy\shared\JB Client Files\Real Estate\PURCELL TENANCY DIVISION\REVISED DEEDS\Deed Spec Warr (lot 6 to Pederson) 030209.docx


Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.


The 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

On recording this deed all right, title and interest in the above described property shall vest in **Gunnar H. Pederson, a married person as his separate estate.**

DATED: 4/1/09, 2009


KATHRYN B. PURCELL, Individually,
by SHARON SCHELL, Attorney-in-Fact

DATED: 4/1, 2009

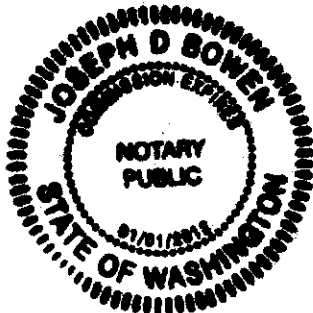

SHARON SCHELL, as Personal
Representative of the Estate of
NATHANIEL R. PURCELL, Deceased
DATED: 4/1, 2009

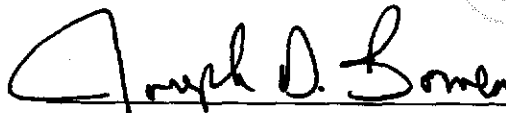
STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **SHARON SCHELL** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as Attorney-in-Fact for **KATHRYN B. PURCELL** and as the Personal Representative of the Estate of **NATHANIEL R. PURCELL, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 1st-day of April, 2009.





Printed Name Joseph D. Bowen
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11/01/12

Special Warranty Deed

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Skagit County Auditor