After Recording Return To:

Ms. June C. Logsdon 1162 Sinclair Way **Burlington, WA 98233**



Skagit County Auditor

6/17/2009 Page

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2 3:50PM

Filed for Record at Request of:

Land Title and Escrow Escrow Number: 133678-PE

SPECIAL WARRANTY DEED

GRANTOR:

Catherine E. Mehler, as Personal Representative of the

Estate of Patricia A. Mehler, Deceased

GRANTEE:

June C. Logsdon, an unmarried individual

Legal Description;

Abbreviated Form:

Lot 55, 3rd Amend. To Cedars, A Condo.

Skagit County, WA

Additional on Page:

1 & 2

Assessors Tax Parcel No:

4739-000-055-0000 (P116255)

THE GRANTOR, CATHERINE E. MEHLER, as Personal Representative of the Estate of PATRICIA A. MEHLER, Deceased, in Skagit County Cause No. 09-4-00065-4, and not in her individual capacity, hereby grants, bargains, conveys and confirms to JUNE C. LOGSDON, an unmarried individual, 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:

> Lot 55, 'THIRD AMENDMENT TO THE CEDARS, A CONDOMINIUM," according to Amended Declaration thereof recorded under Auditor's File No. 199908240077 AND Amended Survey Map and Plans thereof recorded under Auditor's File No. 199909170115, records of Skagit County, Washington; being a

> > SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Special Warranty Deed -1-H:\EWJ\Mehler, Patricia - Probate\Special Warranty Deed.wpd

JUN 1 7 2009

Amount Paid \$ 2764.00 Skagit Co. Treasurer By Guarn Deputy

portion of Southeast 1/4 of the Southeast 1/4 of Section 5, Township 34 North, Range 4 East, W.M.

Situate in the City of Burlington, County of Skagit, State of Washington.

SUBJECT TO: All covenants, conditions, restrictions, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 133678-PE.

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

DATED: 6/16/2009

Estate of PATRICIA A. MEHLER, Deceased

By CATHERINE E MEHLER

Personal Representative

STATE OF WASHINGTON)

ss.

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **CATHERINE E. MEHLER** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of PATRICIA A. MEHLER, Deceased, to be the free and voluntary act of such party for the uses

and purposes mentioned in the instrument.

DATED:

ANNELIESE MARIA FARRELL STATE OF WASHINGTON NOTARY --+-- PUBLIC

My Commission Expires 6-28-2012

Special Warranty Deed - 2 - H:\EWJ\Mehler, Patricia - Probate\Special W

Notary Public in and for the State of WA

Residing At a Court

Print Name ANNELIESE MARLIA FALLAS

My Commission Expires:_

200906170106 Skagit County Auditor

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2 3:50PM