



200907010118

Skagit County Auditor

7/1/2009 Page 1 of 4 3:30PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Theodore R. Erickson, Personal Representative of the Estate of
Lilly E. Erickson

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Theodore R. Erickson, Trustee of the Lilly E. Erickson
Testamentary Trust

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of S 1100.6 feet of Gov't Lot 5
and the SE ¼ of the SW ¼ in S30-T34N-R3E, W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 4 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P22914 & P22958

SPECIAL WARRANTY DEED

THE GRANTOR, **THEODORE R. ERICKSON**, Personal Representative of the **ESTATE OF LILLY E. ERICKSON**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **LILLY E. ERICKSON**, grants, bargains, sells, conveys and confirms to **THEODORE R. ERICKSON**, Trustee of the **LILLY E. ERICKSON TESTAMENTARY TRUST**, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)

The Grantor for said estate 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 22nd day of June, 2009.

1946
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2009

Amount Paid \$ 0
Skagit Co. Treasurer
By WY Deputy

Theodore R. Erickson
THEODORE R. ERICKSON, Personal
Representative

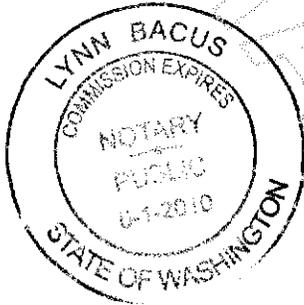


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Skagit County Auditor

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **THEODORE R. ERICKSON**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of June, 2009.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Marat Vernon



EXHIBIT "A"

Commonly known as the Hendrickson Property, the legal description of which is as Follows:

Tax Parcel Nos. P22914 and P22958:

That portion of the south 1,100.6 feet of Government Lot 5 and of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 30, Township 34 North, Range 3 East, W.M., lying Southeasterly of the paved County Road known as the LaConner-Whitney Road and lying Westerly of the centerline of the old vacated County Road known as the Hulbert Road.



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