



200908060053

Skagit County Auditor

8/6/2009 Page 1 of 3 2:53PM

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):** Russel D. Gibbons, Personal Representative of the Estate of  
R. Marie Gibbons, aka Marie Gibbons, aka Rose Marie Gibbons

**ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.**

**GRANTEE(S):** Russel D. Gibbons, a single man

**ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** LT 1 SP 22-89

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P22437 & P22435

2379  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 06 2009

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

Ln

## SPECIAL WARRANTY DEED

THE GRANTOR, **RUSSEL D. GIBBONS**, Personal Representative of the **ESTATE OF R. MARIE GIBBONS, aka MARIE GIBBONS, aka ROSE MARIE GIBBONS**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **R. MARIE GIBBONS, aka MARIE GIBBONS, aka ROSE MARIE GIBBONS**, grants, bargains, sells, conveys and confirms to **RUSSEL D. GIBBONS**, a single woman, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

**Parcel No. P22437 (Family Home):**

Lot 1, Short Plat No. 22-89, approved July 24, 1989, recorded August 15, 1989 in Volume 8 of Short Plats, page 153, under Auditor's File No. 8908150014, and being a portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 34 North, Range 3 East, E.M.

Situate in the County of Skagit, State of Washington.

**Parcel Nos. P22435 (contiguous real property):**

Lot "B," Short Plat No. 108-78, approved January 12, 1979, recorded January 12, 1979, in Volume 3 of Short Plats, page 62, under Auditor's File No. 894654, and being a portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

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.

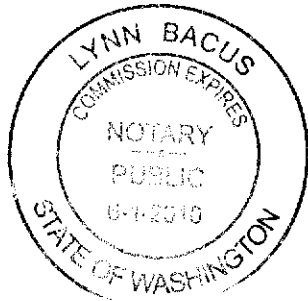
IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 5<sup>th</sup> day of August, 2009.

Russel D Gibbons  
**RUSSEL D. GIBBONS**  
**Personal Representative**

STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **RUSSEL D. GIBBONS**, 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 5<sup>th</sup> day of August, 2009.



Lynn Bacus  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.



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