

Return Address:

John F. Sherwood, Sr.
Suite 1850
10900 NE Fourth Street
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201001080089
Skagit County Auditor

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Document Title(s): Special Warranty Deed

Grantor(s): Rhonda A. Springberg, Personal Representative of the Estate of Ronald E. Krueger

Grantee(s): Gary L. Ward and Karen M. Kuhn-Ward, husband and wife.

Abbreviated Legal Description: REPLAT LTS E13-E27 LAKE TYEE 2 LT 14 BLK E

Assessor's Property Tax Parcel Account Number(s): P79785

LAND TITLE OF SKAGIT COUNTY

135071-pwe

SPECIAL WARRANTY DEED

THE GRANTOR, RHONDA A. SPRINGBERG, Personal Representative of the Estate of Ronald E. Krueger*, for and in consideration of ten dollars and other valuable consideration, grants, bargains, conveys and confirms the following described real estate to GARY L. WARD and KAREN M. KUHN-WARD, husband and wife, said real estate, located at 44894 Kloshe Trail, Concrete, WA 98237, situate in the County of Skagit, State of Washington and legally described as follows:

*deceased, King County Superior Court Probate Cause #04-4-04972-2

Lot E-14, "REPLAT OF LOTS E-13 THROUGH E-27, INCLUSIVE, OF THE PLAT OF LAKE TYEE DIVISION NO. II," as per plat recorded in Volume 11 of Plats, pages 65, 66, and 67, records of Skagit County, Washington.

Subject to any covenants, conditions, restrictions, and easements of record.

The Grantors for Grantors and for Grantors' successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, and will forever warrant and defend the said described real estate.

Dated: 1/7/, 2010.

Rhonda A. Springberg, PR
Rhonda A. Springberg, Personal Representative
of the Estate of Ronald E. Krueger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

50
JAN 08 2010

Amount Paid \$ 539.00
Skagit Co. Treasurer
By Amam Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day personally appeared before me RHONDA A. SPRINGBERG, to me known to be the individual described in and who executed the within and foregoing instrument, and the Personal Representative of the Estate of Ronald E. Krueger, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that she was authorized to execute the same instrument.

GIVEN under my hand and official seal this 7th day of January, 2010.



David Visser
David Visser

[print notary's name]

Notary Public in and for the State of Washington
residing at Kirkland

My commission expires: 10-19-2012



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