



201006080026

Skagit County Auditor

6/8/2010 Page

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2 10:12AM

SPECIAL WARRANTY DEED

GRANTOR: Wayne Ramsey, Executor of the
Estate of Clifford A. Ramsey, Deceased

GRANTEE: Wayne Ramsey, a married man, as his separate property

ADDRESS: 200 Shantel Street
Mount Vernon, WA 98274
Skagit County

ABBREVIATED LEGAL: CEDAR HEIGHTS PUD 1 PHASE 1, LOT 65, ACRES 0.11

ASSESSOR TAX NO: 4917-000-065-0000 (P125761)

THE GRANTOR, Wayne Ramsey, in his capacity as the duly appointed, qualified and acting Executor for the Estate of Clifford A. Ramsey, Deceased, in Skagit County Cause No. 09-4-00168-5, and not in his individual capacity, for and in consideration of being the sole heir and Beneficiary of the Estate of Clifford A. Ramsey, hereby grants, bargains, conveys and confirms to Wayne Ramsey, a married man as his separate property, 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:

CEDAR HEIGHTS PUD 1 PHASE 1, LOT 65, ACRES 0.11, RECORDED UNDER AF#200701190116, BEING A PORTION OF THE NE1/4 OF THE SW1/4 AND SE1/4 OF THE SW1/4, SECTION 22, TOWNSHIP 34 NORTH, RANGE 4 EAST.

SUBJECT TO: Easements, restrictions and reservations of record.

ORIGINAL

The GRANTOR, for himself and for his 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: June 7, 2010.

Estate of Clifford A. Ramsey, Deceased

By: Wayne Ramsey
WAYNE RAMSEY
Executor

STATE OF WASHINGTON)

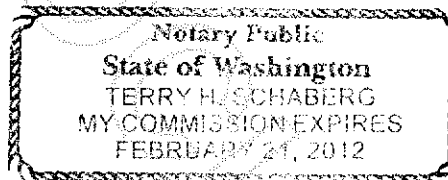
COUNTY OF SKAGIT)

ss.

I certify that I know or have satisfactory evidence that Wayne Ramsey is the person who appeared before me, and he acknowledged that he was authorized to execute the instrument and acknowledged it as the Executor for the Estate of Clifford A. Ramsey, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: June 7, 2010.

Terry H. Schaberg
TERRY H. SCHABERG, Notary Public
In and for the state of Washington
My Commission Expires: 02-21-2012



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1662

JUN 08 2010

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



201006080026
Skagit County Auditor