

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201006240096
Skagit County Auditor

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SPECIAL WARRANTY DEED

GRANTOR: SUZANNE M. ZIMMERMANN, Individually and as
Personal Representative of the **Estate of Timm A.**
Zimmermann, Deceased

GRANTEE: SUZANNE M. ZIMMERMANN, a single person

Legal Description; BROWN AND MCMILLEN DIV III, LOT 5, ACRES 0.30
Abbreviated Form:

Additional on Page: Page 1

Assessor's Tax Parcel No: P112861; 4710-000-005-0000

THE GRANTOR, **SUZANNE M. ZIMMERMANN**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of Timm A. Zimmermann, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 10-4-00036-4, in distribution of said estate, hereby grants, bargains, conveys and confirms to **SUZANNE M. ZIMMERMANN**, a single person, as GRANTEE, all of Grantor's interest in and to that certain real property, which was the community property of **SUZANNE M. ZIMMERMANN** and the decedent at the time of death of the decedent, together with all after-acquired title of the Grantor therein, legally described as follows:

Lot 5, "PLAT OF BROWN AND MCMILLEN, DIV 3," as per plat recorded in Volume 16 of Plats, pages 209 through 211, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Special Warranty Deed - 1 -

\\Maingate\Shared\HOME\BRIAN\L - Z\ZIMMERMANN, Timm & Suzanne\Estate of Timm\Deed Special Warranty 061810000

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1887

JUN 24 2010

Amount Paid \$11
By *mam* Skagit Co. Treasurer
Deputy

SUBJECT TO: Easements, restrictions and reservations of record.

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.

On recording this deed all right, title and interest in the above described property shall vest in **SUZANNE M. ZIMMERMANN**, a single person.

DATED: June 24, 2010.

Suzanne M. Zimmermann
SUZANNE M. ZIMMERMANN, Individually and as
Personal Representative of the **Estate of TIMM A.**
ZIMMERMANN, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **SUZANNE M. ZIMMERMANN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of TIMM A. ZIMMERMANN, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of June, 2010.



Cassandra Carr
CASSANDRA CARR
Printed Name
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2014

Special Warranty Deed - 2 -

\\Maingate\Shared\HOME\ BRIAN L - ZIMMERMANN, Timm & Suzanne\Estate of Timm\Deed 2



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