

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



201007160032  
Skagit County Auditor

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### SPECIAL WARRANTY DEED

**GRANTOR:** WARREN A. THOMAS, Personal Representative for the Estate of Janet A. Thomas, Deceased

**GRANTEE:** WARREN A. THOMAS, a married person as his separate estate

**Legal Description; Abbreviated Form:** Unit 109, The Cedars, A Condominium  
SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX *2132*

**Additional on Page:** Exhibit "A"

**Assessor's Tax Parcel No:** 4759-000-109-0000; P117168

JUL 16 2010

Amount Paid \$ *0*  
Skagit Co. Treasurer  
By *fr* Deputy

THE GRANTOR, **WARREN A. THOMAS**, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **Janet A. Thomas, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 10-4-00132-8, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **WARREN A. THOMAS**, a married person as his separate estate, all of decedent's interest in that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

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: July 15, 2010.

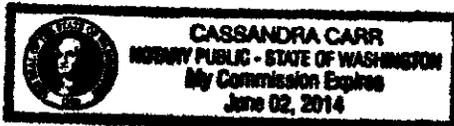
**Estate of JANET A. THOMAS, Deceased**

By: Warren A. Thomas  
**WARREN A. THOMAS**  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that **WARREN A. THOMAS** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of JANET A. THOMAS, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15<sup>th</sup> day of July, 2010.



Cassandra Carr

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



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**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

**Legal Description:**

Unit 109, THE CEDARS, A CONDOMINIUM, according to Amended Declaration thereof recorded August 24, 2000, under Auditor's File No. 200008240077, records of Skagit County, Washington, and Amended Survey Map and Plans thereof recorded under Auditor's File No. 200008240076, records of Skagit County, Washington.

Situated in Skagit County, Washington.



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**Exhibit "A"**  
**Special Warranty Deed**

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