



201012030204  
Skagit County Auditor

12/3/2010 Page 1 of 3 2:52PM

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):** Julie A. Richards, Personal Representative of the Estate of  
Robert Muller

**ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.**

**GRANTEE(S):** Shirley M. Muller, a single woman

**ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** Ptn. of NE  $\frac{1}{4}$  of NE  $\frac{1}{4}$  of  
S23-T34-R2-EWM

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

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P20665

**SPECIAL WARRANTY DEED**

THE GRANTOR, **JULIE A. RICHARDS**, Personal Representative of the **ESTATE OF ROBERT MULLER**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **ROBERT MULLER**, grants, bargains, sells, conveys and confirms to **SHIRLEY A. MULLER**, 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:

That portion of the Northeast Quarter of the Northeast quarter of Section 23, Township 34 North, Range 2 East W.M., lying East of the Wilbur Road No. 697, as established August 2, 1960, under Skagit County Commissioners Resolution No. 2902.

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 4<sup>th</sup> day of December, 2009.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

3650

DEC 03 2010

Amount Paid \$  
Skagit Co. Treasurer  
By Tha/m Deputy

Julie A. Richards, PR  
**JULIE A. RICHARDS, Personal Representative**



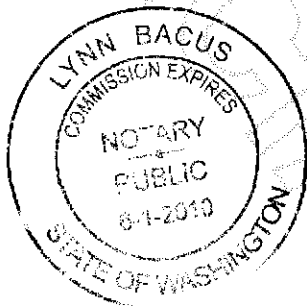
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Skagit County Auditor

STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **JULIE A. RICHARDS**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4<sup>th</sup> day of December, 2009.



*Lynn Bacus*

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



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