

After Recording Return To:

**Gary T. Jones
Jones & Smith
PO Box 1245
Mount Vernon, WA 98273**



201101130083

Skagit County Auditor

1/13/2011 Page 1 of 4 4:05PM

SPECIAL WARRANTY DEED

GRANTOR: VICTORIA A. JOHNSON, as Co-Personal Representative of the Estate of ELLIOTT W. JOHNSON, Deceased
Skagit County Superior Court Cause No. 10-4-00259-6

ANNA K. YOUNGBERG, as Co-Personal Representative of the Estate of ELLIOTT W. JOHNSON, Deceased
Skagit County Superior Court Cause No. 10-4-00259-6

GRANTEE: VICTORIA A. JOHNSON, as Trustee of the Elliott W. Johnson Credit Trust, UWD 11/18/1996

**Legal Description;
Abbreviated Form:** Parcel A: Lt 3, Blk 2, Map of Gates' Third Addn to Mt.Vrn, Skagit Co.

Parcel B: Ptn SW ¼, NE ¼, SE ¼, ly Ely of Main St & Sly of Li Ext Wly Btw Lts 2 & 3, Blk 2, Map of Gates Third Add to Mt.Vrn

All in Skagit County, WA

Additional on Page: 4 (Exhibit "A")

Assessors Tax Parcel No: Parcel A: 3701-002-005-0106 (P52184)
Parcel B: 340419-0-315-0005 (P26664)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

798

JAN 13 2011

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

UNRECORDED
THE GRANTORS, **VICTORIA A. JOHNSON** and **ANNA K. YOUNGBERG**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of **ELLIOTT W. JOHNSON, Deceased**, in Skagit County Cause No. 10-4-00259-6, and not in their individual capacity, hereby grant, bargain, convey and confirm to **VICTORIA A. JOHNSON**, as Trustee of the Elliott W. Johnson Credit Trust, UWD 11/18/1996, 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:

Those certain tracts of land listed and described on Exhibit "A" attached and incorporated herein by reference as if fully set forth herein.

SUBJECT TO: Agreements, easements, restrictions, covenants and reservations of record.

The Grantors, for themselves and for their successors in interest, do 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 do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED: January 4, 2011.

Estate of ELLIOTT W. JOHNSON, Deceased

By Victoria Johnson
VICTORIA A. JOHNSON
Personal Representative

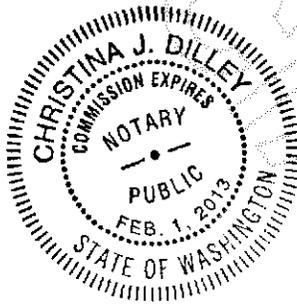
By Anna Youngberg
ANNA K. YOUNGBERG
Personal Representative



STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that **VICTORIA A. JOHNSON** and **ANNA K. YOUNGBERG** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of **ELLIOTT W. JOHNSON**, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: January 4, 2011.



Christina J. Dilley
Notary Public
Print Name CHRISTINA J. DILLEY
My Commission Expires: 2-1-2013



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1/13/2011 Page 3 of 4 4:05PM

EXHIBIT "A"
(Legal Description)

PARCEL A:

Lot 3, Block 2, "MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 86, records of Skagit County, Washington and that portion of Government Lot 7, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the South end of the line separating Lots 1, 2 and 3, Block 2, "MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON", from Lot 5 of said Block; thence Southerly along said line extended to its intersection with the South line of said Lot 3 of said Block extended Westerly; thence East along said extended South line of Lot 3 to the West line of Lot 3; thence Northerly and Northwesterly along said West line of Lot 3 to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL B:

That portion of Lot 5, Block 2, lying Southerly of the Westerly extension of the South line of Lot 2, Block 2, "MAP OF GATES' THIRD ADDITION TO MT. VERNON SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 86, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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1/13/2011 Page 4 of 4 4:05PM