

After Recording Return To:

**Felicia Value
Attorney at Law
PO Box 578
La Conner, WA 98257**



201101180133
Skagit County Auditor

1/18/2011 Page 1 of 4 3:39PM

SPECIAL WARRANTY DEED

GRANTOR: Denise M. Wolff, as Personal Representative of the
Estate of H. Victoria Miceli, Deceased.

GRANTEE: Jonathan Granger, a married man, as his separate property.

Abbreviated Legal Description: Ptn Block 55, Bay View (McKenna & Elliott's 2nd;
Ptn Blk 5, Siegfred's Add. To Bay View
Full legal description shown in Exhibit A.

Assessors Tax Parcel and I.D. No: 4068-005-003-0007/ P71089
4068-005-006-0004/ P71090
4071-055-000-0000/ P71193
4071-055-000-0208/ P71195

JAN 13 2011

Amount Paid \$ 130
Skagit Co. Treasurer
By CM Deputy

GRANTOR, Denise M. Wolff, whose address is 11230 Bay View-Edison Road, Mount Vernon, WA 98273, in her capacity as the duly appointed, qualified and acting Personal Representative for the Estate of H. Victoria Miceli, deceased ("decendent"), under Skagit County Superior Court Cause No. 09-4-00403-0, in distribution of said estate, hereby grants, bargains, conveys and confirms to

GRANTEE, Jonathan Granger, whose address is 1025 N. 15th Street, Mount Vernon, WA 98273, a married man, as his separate property, any and all interest in and to that certain real property which was the decedent's real property at the time of decedent's death, situated in the County of Skagit, State of Washington, and legally described as follows:

Legal description in attached Exhibit "A".

SUBJECT TO: The Grant Deed of Conservation Easement recorded under Skagit County Auditor's Number 201012230102; and subject to any other 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.

DATED: January 13, 2011.

Estate of H. Victoria Miceli, Deceased

By: Denise M. Wolff
Denise M. Wolff,
Personal Representative

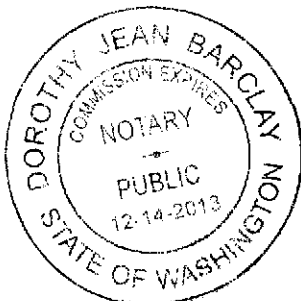
STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that Denise M. Wolff is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it both individually and as the Personal Representative of the Estate of H. Victoria Miceli, 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 13 day of January, 2011.

Dorothy Jean Barclay
Printed Name: Dorothy Jean Barclay
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 12-14-2013



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EXHIBIT A

PARCEL "A":

All of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the following described Tracts 1, 2 and 3:

Tract 1:

The Southerly 60 feet of Block 55, "PLAT OF BAYVIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the Easterly 2 feet thereof.

Tract 2:

Beginning at the Northeast corner of said Block 55;

Thence West along the North line of said Block 55 and the extension thereof, a distance of 100 feet;

Thence Southwesterly, parallel to the East line of said Block 55, a distance of 60 feet;

Thence East, parallel to the North line of said Block 55, a distance of 100 feet to the East line thereof;

Thence Northerly, along the East line of said Block 55, a distance of 60 feet to the point of beginning. **EXCEPT** the Easterly 2 feet thereof.

Tract 3:

That portion lying Westerly of the line of mean high tide, or the meander line, whichever is farthest out.

PARCEL "B"

Lots 2 and 3, Block 5 "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred)" as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

TOGETHER WITH all of West Avenue lying between Parcels A and B above described.



PARCEL "C"

The Southerly 60 feet of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington.

EXCEPT the Easterly 2 feet thereof.

TOGETHER WITH an easement for ingress, egress over the Easterly 2 feet of said Tract.

PARCEL "D";

Lots 4, 5, and 6, Block 5, "ADDITION TO BAY VIEW, WASH, (By Archibald Seigfred and Mary K. Seigfred); as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

PARCEL "E";

All that portion of West Avenue, as shown on the face of "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, that lies between the Southwesterly extension of the Northwesterly and Southeasterly lines of Lot 4, Block 5, "ADDITION TO BAY VIEW, WASH., (By Archibald Seigfred and Mary K. Seigfred)," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, and the Northeasterly extension of the Northwesterly and Southeasterly lines of the Southerly 60 feet of Block 55, said "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition.

Situate in the County of Skagit, State of Washington.

