

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



201103250098
Skagit County Auditor

3/25/2011 Page 1 of 2 3:22PM

SPECIAL WARRANTY DEED

GRANTOR: **PHILLIP L. HALL**, Personal Representative for the Estate of Charles Gordon Hall, Deceased

GRANTEE: **PHILLIP L. HALL**, a single man

Legal Description; Lot 22, Rancho San Juan Del Mar No. 2
Abbreviated Form:

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 3973-000-022-0001; P68262

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

855

MAR 25 2011

Amount Paid \$
Skagit Co. Treasurer
By *Phillip L. Hall* Deputy

THE GRANTOR, **PHILLIP L. HALL**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Charles Gordon Hall, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 10 4 00058 5, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **PHILLIP L. HALL**, a single man, 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:

Lot 22, Rancho San Juan Del Mar No. 2, as per plat recorded in Volume 5 of Plats, page 30, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record, including (i) that certain deed of trust in which Phillip Lee Hall, an unmarried man, and Charles Gordon Hall (deceased), an unmarried man, are Grantors; KeyBank National Association, is Beneficiary, and First American Title Insurance Company is Trustee, filed on May 20, 2008, under Skagit County Auditor's File No. 200805200062; and (ii) that certain deed

SPECIAL WARRANTY DEED

of trust in which Phillip Lee Hall, an unmarried man, and Charles Gordon Hall (deceased), an unmarried man, are Grantors; Washington Mutual Bank, FA, a federal association, is Beneficiary; and Group 9, Inc., is Trustee, filed on February 27, 2006, under Skagit County Auditor's File No. 200602270137, as modified by that certain modification of deed of trust filed on December 20, 2007, under Skagit County Auditor's File No. 200712200116.

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: February 22, 2011.

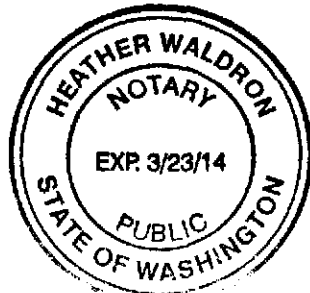
**ESTATE OF CHARLES GORDON HALL,
Deceased**

By *Phillip L. Hall*
PHILLIP L. HALL,
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **PHILLIP L. HALL** 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 CHARLES GORDON HALL, 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 22nd day of February, 2011.



Heather Waldron
Printed Name **Heather Waldron**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2014

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