After recording return to:

Neil A. Walker, Jr. 8733 Lusk Rd. Concrete, WA 98237



## SPECIAL WARRANTY DEED

The Grantor, Neil A. Walker, Jr., as personal representative of the Estate of Neil A. Walker, Sr., for and in consideration of ten dollars and other valuable consideration in hand paid, bargains, sells, conveys and confirms to Neil A. Walker, Jr. and Bethany I. Franklin, individually, as joint tenants in common, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 12, Block M, Cape Horn on the Skagit, Div. 2, according to the plat thereof, recorded in Volume 9 of plats, pages 14 through 19, records of Skagit County, Washington.

Tax parcel No. P63414 (3869-013-012-0003)

SUBJECT TO: Easements, restrictions, reservations, covenants, declarations, provisions and conditions of record, if any.

Dated this 3/ day of May, 2011.

Neil A. Walker, Jr.

Personal Representative of the Estate

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
# 1738

JUN 13 2011

STATE OF WASHINGTON ) ss.

COUTNTY OF SKAGIT

Amount Paid \$@ Skagit Co. Treasurer By YULM Deputy

On this day personally appeared before me Neil A. Walker, Jr., as personal representative of the Estate of Neil A. Walker, Sr. to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes of said estate as therein mentioned.

GIVEN under my hand and official seal this <u>S</u> day of May, 2011.

TAMARA G. JONES STATE OF WASHINGTON NOTARY PUBLIC MY COMMISSION EXPIRES 10-12-14

Notary Public in and for the State of Washington

Residing at: EUOCH

My commission expires: