

LYLE K. WILSON, Attorney at Law
15408 Main Street, Suite 105
Mill Creek, WA 98012-9025



201112280082
Skagit County Auditor

SPECIAL WARRANTY DEED

THE GRANTOR, JODY ANN THORNTON and RICHARD W. STEVENSON, as Co-Executors of the Estate of William G. Stevenson, deceased, Snohomish County Probate No. 09-4-00949-5, and JODY ANN THORNTON and RICHARD W. STEVENSON, as Co-Trustees of the Betty Jean Stevenson Testamentary Trust, King County Probate No. 08-4-06851-7SEA, for and in consideration of a nonpro-rata distribution from an estate and from a trust upon the death of the lifetime beneficiary, grants, bargains, conveys, and confirms to RICHARD W. STEVENSON, a married man as his separate property, the following-described real estate, situated in the County of Skagit, State of Washington:

The leasehold estate in apartment and/or moorage slip C-11, Phase III, of the Anacortes Marina Condominium, a leasehold condominium, located in the leasehold estate created by those certain leases dated March 13, 1980, and April 22, 1981, as recorded on April 24, 1981, under Skagit County Auditor's Filing Numbers 8104240009 and 8104240010, respectively, as shown on the Plans and Survey for Phase I recorded on June 1, 1981, in Volume 13 of Condominium Plats, pages 32 through 38, inclusive, under Skagit County Auditor's Filing No. 8106010014, as shown on the Plans and Survey for Phase II recorded on August 12, 1981, in Volume 13 of Condominium Plats, pages 42 through 44, inclusive, under Skagit County Auditor's Filing No. 8108120085, as shown on the Plans and Survey for Phase III recorded on June 16, 1983, in Volume 13 of Condominium Plats, pages 66 through 68, inclusive, under Skagit County Auditor's Filing No. 8306160022, and as shown on the Plans and Survey for Phase IV recorded on July 19, 1983, in Volume 13 of Condominium Plats, pages 76 through 78, inclusive, under Skagit County Auditor's Filing No. 8307190013, and as identified by the Declaration recorded on June 1, 1981, under Skagit County Auditor's Filing No. 8106010012, as amended by the Amendment recorded on June 26, 1981, under Skagit County Auditor's Filing No. 8106260020, by the Second Amendment recorded on August 12, 1981, under Skagit County Auditor's Filing No. 8108120086, by the Third Amendment recorded on June 16, 1983, under Skagit County Auditor's Filing No. 8306160023, and by the Fourth Amendment recorded on July 19, 1983, under Skagit County Auditor's Filing No. 8307190014; TOGETHER WITH that undivided percentage interest in the Common Areas and Facilities as defined in R.C.W. 64.32.010(6) and Paragraph 7 of said Declaration appertaining to said apartment and/or moorage slip to be determined as provided in Paragraph 8;

SUBJECT TO AND TOGETHER WITH covenants, conditions, restrictions, reservations, rights, and easements of record.

Tax Parcel No.: P82678

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the 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, it will forever warrant and defend the said described real estate.

DATED this 22 day of December, 2011.

JODY ANN THORNTON, as Co-Executor of the Estate of William G. Stevenson, deceased, Snohomish County Probate No. 09-4-00949-5, and as Co-Trustee of the Betty Jean Stevenson Testamentary Trust, King County Probate No. 08-4-06851-7SEA

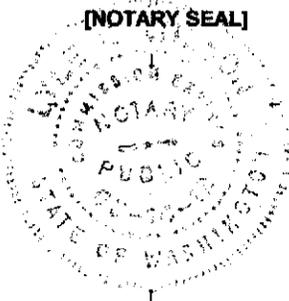
RICHARD W. STEVENSON, as Co-Executor of the Estate of William G. Stevenson, deceased, Snohomish County Probate No. 09-4-00949-5, and as Co-Trustee of the Betty Jean Stevenson Testamentary Trust, King County Probate No. 08-4-06851-7SEA

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss.

I certify that I know or have satisfactory evidence that JODY ANN THORNTON and RICHARD W. STEVENSON are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Co-Executors of the Estate of William G. Stevenson, deceased, Snohomish County Probate No. 09-4-00949-5, and as Co-Trustees of the Betty Jean Stevenson Testamentary Trust, King County Probate No. 08-4-06851-7SEA, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 22 day of December, 2011.

[NOTARY SEAL]



LYLE K. WILSON, Notary Public in and for the State of Washington, residing at Mill Creek. My commission expires May 14, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113950
DEC 28 2011

Amount Paid
Skagit Co. Treasurer
By Deputy