

When recorded return to:

Michael A. Winslow
Attorney at Law
1204 Cleveland Avenue
Mount Vernon, Washington 98273



201203260074

Skagit County Auditor

3/26/2012 Page 1 of 2 1:53PM

SPECIAL WARRANTY DEED

Grantor: Robert G. Smith, Administrator of the Estate of Phyllis L. Smith, deceased.

Grantee: Robert G. Smith

Legal Description:

That portion of the East half of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of Third Street as established in the City of Mount Vernon 716 feet South of the North line of said subdivision; thence East to the West line of the Great Northern Railway Company's right of way; thence Southerly along the West line of said right of way to a point 766 feet South of the North line of said Northeast 1/4 of the Northeast 1/4; thence West 214 feet, more or less, to the East line of Third Street; thence North along the East line of Third Street 50 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax
Parcel or Account No. P28931 / 340430-0-113-0004

Reference Nos of Documents
Assigned or Released: None

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012801
MAR 26 2012

Amount Paid \$ 0
Skagit Co. Treasurer
By MG Deputy

CONVEYANCE:

For and in consideration of distribution of Community Property under the Estate of Phyllis L. Smith, filed under Skagit County Probate No. 11-4-00347-7, the above named Grantor,

HEREBY GRANTS, BARGAINS, CONVEYS AND CONFIRMS TO GRANTEE the community interest of Decedent, Phyllis L. Smith, in the above described real estate situated in Skagit County, Washington.

The Grantor for himself and for his 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, Grantor will forever warrant and defend the same described real estate.

DATED: March 14, 2012.

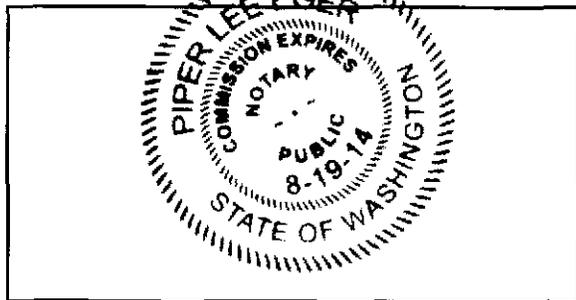
ESTATE OF PHYLLIS L. SMITH

By: Robert G. Smith
Robert G. Smith, Administrator

State of Washington)
)ss
County of Skagit)

I certify that I know or have satisfactory evidence that Robert G. Smith signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of Phyllis L. Smith to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: March 14, 2012.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger

Notary Public
My appointment expires 8/19/14

NOTE: This document was prepared from information supplied to preparer by one or both parties to this document, and no title examination was requested in connection with the preparation of this document, nor was any made. The preparer expresses no opinion on title to this property.

Special Warranty Deed
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Skagit County Auditor