



201207260128  
Skagit County Auditor

7/26/2012 Page 1 of 2 3:54PM

When recorded return to:

Mr. and Mrs. David L. MacNeill  
P.O. Box 2842  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 142829-OAE

Grantor: The Special Needs Trust of Francesca Zandofsky  
Grantee: David L. MacNeill and Dorothy K. MacNeill  
Abbreviated Legal: Lots 5 & 6, Dewey Beach Add. #4.  
Tax Parcel Number(s): P650683904-000-006-0005

## LAND TITLE OF SKAGIT COUNTY

### SPECIAL WARRANTY DEED (Not Statutory)

THE GRANTOR WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE SPECIAL NEEDS TRUST OF FRANCESCA ZANDOFSKY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to DAVID L. MACNEILL AND DOROTHY K. MACNEILL, HUSBAND AND WIFE the following described estate, situated in the County of Skagit, State of Washington:


Lots 5 And 6, "DEWEY BEACH ADDITION NO. 4," as per plat recorded in Volume 7 of Plats, page 50, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 142829-OAE.

"BANK" SELLS THE PROPERTY REFERENCED IN THIS DEED AND ANY IMPROVEMENTS ON THE PROPERTY (THE "PROPERTY") IN AN "AS IS" CONDITION, BY ACCEPTING THIS CONVEYANCE, BUYER ACKNOWLEDGES THAT BANK HAS MADE NO REPRESENTATIONS OR WARRANTIES CONCERNING THE PROPERTY, THAT BUYER HAS BEEN ADVISED BY BANK TO HAVE THE PROPERTY INSPECTED BY PROFESSIONAL INSPECTORS, THAT BUYER HAS CONDUCTED EVERY INSPECTION OF THE PROPERTY THAT BUYER DESIRES TO MAKE, AND THAT BUYER ACCEPTS THE PROPERTY WITH EVERY DEFECT, EVEN IF THE DEFECT IS MATERIAL.

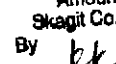
Dated July 23, 2012

  
The Special Needs Trust of Francesca Zandofsky

By: Wells Fargo Bank, N.A.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122271  
JUL 26 2012

Amount Paid \$ 5683.20  
By  Skagit Co. Treasurer  
Deputy

STATE OF  
County of

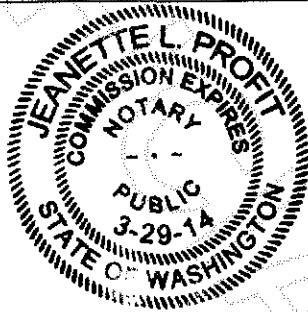
Washington  
King

SS:

I certify that I know or have satisfactory evidence that Valerie Breen signed this instrument, on oath stated that she authorized to execute the instrument and acknowledged it as the document Trust Asset Manager of Wells Fargo Bank N.A. to be the free and voluntary act of such Real Estate party for the uses and purposes mentioned in this instrument.

Dated:

7-25-12



Jeanette L. Profit  
Notary Public in and for the State of WA  
Residing at Seattle  
My appointment expires: 3-29-14



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Skagit County Auditor

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