

After Recording Return To:
Nicholas and Betty Karras
7725 Delvan Hill Road
Sedro Woolley, WA 98284



201208300047
Skagit County Auditor

8/30/2012 Page 1 of 2 10:52AM

SPECIAL WARRANTY DEED

GRANTOR: **NICHOLAS KARRAS**, Personal Representative for the **Estate of MICHAEL D. FERI, Deceased**

GRANTEES: **NICHOLAS KARRAS** and **BETTY KARRAS**, husband and wife

Legal Description;
Abbreviated Form: Lot 3, Ida Estates

Additional on Page: Page 1

Assessor's Tax Parcel No: 4577-000-003-0003; P100960

THE GRANTOR, NICHOLAS KARRAS, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of MICHAEL D. FERI, Deceased**, under Skagit County Superior Court Cause No. 12-4-00273-8, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **NICHOLAS KARRAS** and **BETTY KARRAS**, husband and wife, all of Grantor's interest in and to 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 3, "PLAT OF IDA ESTATES," as per plat recorded in Volume 15 of Plats, pages 29 and 30, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

SPECIAL WARRANTY DEED-1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 2688

AUG 30 2012

Amount Paid \$6
Skagit Co. Treasurer
By *mm* Deputy

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: August 30, 2012.

Estate of **MICHAEL D. FERI, Deceased**

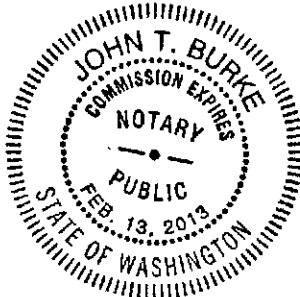
By 
NICHOLAS KARRAS
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **NICHOLAS KARRAS** 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 **MICHAEL D. FERI, 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 30th day of August, 2012.




Printed Name

JOHN T. BURKE

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 2-13-2013

SPECIAL WARRANTY DEED-2



201208300047
Skagit County Auditor