



201211020069
Skagit County Auditor

11/2/2012 Page 1 of 2 10:54AM

After Recording Return To:

**Thea Monday
938 Warner Street
Sedro-Woolley, WA 98284**

SPECIAL WARRANTY DEED

GRANTORS: **JAY CONWAY and DEA D'ACQUISTO-CONWAY, as Co-Personal Representatives of the Estate of AMANDA L. PROUDFOOT, Deceased**

GRANTEES: **KATIE MONDAY, a single woman; THEA MONDAY, a married woman as her separate estate; and THEA MONDAY, as Trustee of the AMANDA L. PROUDFOOT TESTAMENTARY TRUST FBO ODIN DAVID PROUDFOOT, each as to an undivided one-third interest**

Legal Description:

Abbreviated Form: **FIRST TO SEDRO LOTS 11& 12, BLK 37**

Additional on: **Page 2**

Assessor's Tax Parcel No: **4150-037-012-0008; P75745**

THE GRANTORS, **JAY CONWAY and DEA D'ACQUISTO-CONWAY**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of AMANDA L. PROUDFOOT**, under Skagit County Superior Court Cause No. 08-4-00277-2, in distribution of said estate, hereby grant, bargain, convey, and confirm to **KATIE MONDAY**, a single woman; **THEA MONDAY**, a married woman as her separate estate; and **THEA MONDAY**, as Trustee of the **AMANDA L. PROUDFOOT TESTAMENTARY TRUST FBO ODIN DAVID PROUDFOOT**, each as to an undivided one-third interest, as GRANTEES, all of Grantors' 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 Grantors therein, to-wit:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123511

NOV 02 2012

SPECIAL WARRANTY DEED

- 1 -

Amount Paid \$
Skagit Co. Treasurer
By *mdm* Deputy

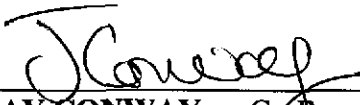
LOTS 11 AND 12, BLOCK 37, "FIRST ADDITION TO THE TOWN OF SEDRO", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

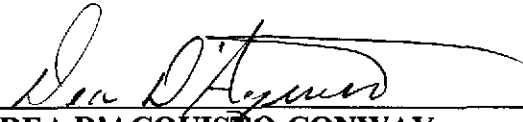
SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED this 24th day of October, 2012.



JAY CONWAY, as Co-Personal
Representative of the Estate of
AMANDA L. PROUDFOOT, Deceased

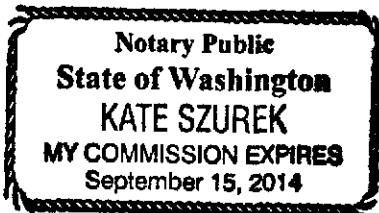


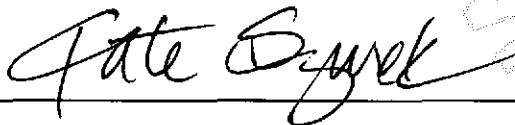
DEA D'ACQUISTO-CONWAY, as
Co-Personal Representative of the Estate of
AMANDA L. PROUDFOOT, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

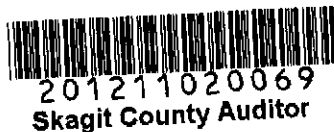
I certify that I know or have satisfactory evidence that JAY CONWAY and DEA D'ACQUISTO-CONWAY are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of the Estate of AMANDA L. PROUDFOOT, Deceased, to be their free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of October, 2012.





Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2014



UNOFFICIAL DOCUMENT

1974
MAY 10 1974
STATE OF MICHIGAN
DEPARTMENT OF REVENUE