

When recorded return to:  
Sarah E. Smith  
Mullavey, Prout, Grenley & Foe LLP  
P. O. Box 70567  
Seattle, Washington 98107



201211280119  
Skagit County Auditor

11/28/2012 Page 1 of 2 2:08PM

Document Title: Special Warranty Deed  
Reference Number of Related Document: 200809020129  
Grantor: Wells Fargo Bank, N.A., as Trustee of the Brandon Schultz Trust u/t/a dtd 9/11/98  
Grantee/Buyer: Cindy Maxwell, as Successor Trustee of the Brandon Schultz Trust u/t/a dtd 9/11/98  
Abbreviated Legal Description: Ptn SE ¼, 24-35-1 E W.M.  
Assessor's Tax/Parcel Numbers: P31781/350124-0-023-0003  
Property Address: 1406 – 26<sup>th</sup> Street, Anacortes, Washington

### SPECIAL WARRANTY DEED

THE GRANTOR, Wells Fargo Bank, N.A., as Trustee of the Brandon Schultz Trust u/t/a dtd 9/11/98, whose mailing address is: Wells Fargo Bank, Trust Division, 999 – 3<sup>rd</sup> Ave., 11<sup>th</sup> Floor, Seattle, Washington 98104, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, hereby grants, bargains, sells, conveys, and confirms to Cindy Maxwell, as Successor Trustee of the Brandon Schultz Trust u/t/a dtd 9/11/98, the following described real estate situate in SKAGIT COUNTY, State of WASHINGTON:

A tract of land in the Southeast ¼ of Section 24, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northwest corner of the "REPLAT OF LOTS 25 – 48, VIEW ACRES ADDITION TO ANACORTES, WASH." as per plat recorded in Volume 7 of Plats, page 85, records of Skagit County, Washington;  
Thence due North 30.00 feet to the centerline of 26<sup>th</sup> Street extended;  
Thence due West along said centerline 3.29 feet to the trust point of beginning;  
Thence, continue due West 77.60 feet;  
Thence due North 133.00 feet;  
Thence due East 77.60 feet;  
Thence due South 133.00 feet to the trust point of beginning.

Situate in the County of Skagit, State of Washington.

SPECIAL WARRANTY DEED - 1

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3775  
NOV 28 2012

Amount Paid \$0  
Skagit Co. Treasurer  
By *[Signature]* Deputy

SUBJECT TO: Covenants, conditions, restrictions and easements of record or existing by prescription.

Tax Parcel Number: P31781/350124-0-023-0003

The Grantor, for it and its 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 the same against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and, notwithstanding the foregoing, Grantor specifically limits any warranty to such defects which may have been created during the period in which it was vested in title.

Dated October 30, 2012

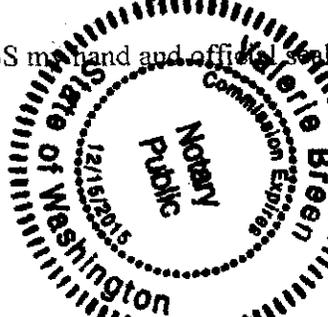
Wells Fargo Bank, N.A., as Agent of Grantor

By: [Signature]  
Mark Lusier, Vice President of Wells Fargo Bank, N.A., Signing Officer

STATE OF WASHINGTON )  
 )ss.  
County of KING )

On this 30 day of October, 2012, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Mark Lusier to me known to be the Vice President of Wells Fargo Bank, the National Banking Association that executed the within foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said National Banking Association for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument on behalf of said National Banking Association.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Signature]  
Notary Public in and for the State of Washington  
Printed Name: Valerie Breen  
Residing in Seattle  
My Commission expires 12/15/2015

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

