

After recording, return to:  
Deborah Mueller  
1272 Highland Drive  
Oak Harbor, WA 98277



201212210029  
Skagit County Auditor

12/21/2012 Page 1 of 2 10:19AM

## SPECIAL WARRANTY DEED

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**Grantor:** Deborah Mueller, acting as Personal Representative of the Estate of Kathleen Duncalf, under Skagit County Cause #12-4-00140-5.

**Grantee:** Deborah Mueller, in her capacity as Trustee of the Katherine A. Sutton and Rebecca A. Keefe Trust.

**Abbreviated Legal Descriptions:**

Parcel 1: KENDALL PLACE CONDO, AF#200701240072, UNIT 1 (P125652)

Parcel 2: HARVEST EDGE LOT 11, AF#200603170131 (DK12) (P124200)

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**GRANTOR**, Deborah Mueller, acting as Personal Representative of the Estate of Kathleen Duncalf, under Skagit County Cause #12-4-00140-5, and not in her individual capacity, in distribution of said estate, does grant, bargain, and convey and confirm to

**GRANTEE**, Deborah Mueller, in her capacity as Trustee of the Katherine A. Sutton and Rebecca A. Keefe Trust, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, legally described as follows:

**PARCEL 1:** 891 Cook Road, Sedro-Woolley, WA, described as Unit 1, KENDALL PLACE CONDOMINIUM, (a condominium), according to the Amended Declaration thereof recorded September 6, 2007, under Auditor's File Number 200709060103, records of Skagit County, Washington, And Survey Map and Plans thereof recorded under Auditor's File Number 200701240072, records of Skagit County, Washington. Tax Parcel Number P125652. Subject to easements and restrictions of record.

**PARCEL 2:** 472 Harvest Edge Place, Burlington, WA, described as Lot 11, PLAT OF HARVEST EDGE, according to the plat thereof, recorded March 17, 2006 under Auditor's File No. 200603170131, records of Skagit County, Washington, Situated in Skagit County, Washington. Tax Parcel P124200. Subject to easements and restrictions of record.

The Grantor, for herself and for her 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 20 day of December, 2012

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20124118  
DEC 21 2012

Deborah Anne Mueller  
Deborah Mueller, Personal Representative

Amount Paid \$ 2  
Skagit Co. Treasurer  
By ick Deputy

STATE OF WASHINGTON )

SS

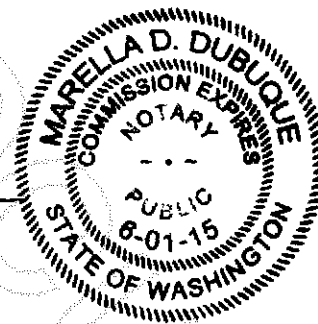
County of Skagit )

I certify that I know or have satisfactory evidence that Deborah Mueller is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of Kathleen Duncalf, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated Dec. 20, 2012

MARELLA D. DUBUQUE

Marella D. Dubuque  
Notary Public in and for the State  
of Washington, residing at Salmon  
My Commission Expires: June 1, 2015



201212210029  
Skagit County Auditor