



201212260127

Skagit County Auditor

AFTER RECORDING MAIL TO:

12/26/2012 Page

1 of

2 12:13PM

Richard L. Prout
2401 NW 65th
P.O. Box 70567
Seattle, WA 98117

DOCUMENT TITLE: SPECIAL WARRANTY DEED

GRANTORS: Snefryd Hansen, a single woman

GRANTEES: Sigurd J. Hansen, a married man as his separate estate; Norman H. Hansen, a single man; and Edgar Hansen, a married man as his separate estate

ABBREVIATED LEGAL DESCRIPTION: Lakeview Trs to Big Lake Tr 51, Lakeview Trs to Big Lake N1/2 Tr 50, Lakeview Trs to Big Lake Sly 45ft of Tr 52

ASSESSOR'S TAX/PARCEL NUMBERS: 3941-000-050-0005 (P67119), 3941-000-051-0004 (P67121), & 3941-000-052-0102 (P67123)

THE GRANTOR, Snefryd Hansen, for and in consideration of love and affection, hereby grants, bargains, sells, conveys, and confirms to Sigurd J. Hansen, Norman H. Hansen and Edgar Hansen, each as to a one-third (1/3) undivided interest (for a total 100% interest), GRANTEES, all of her interest in the following described real estate situated in the County of Skagit, State of Washington:

TRACT 51, THE NORTH HALF OF TRACT 50, AND THE SOUTHERLY 45 FEET (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE) OF TRACT 52, PLAT 1, LAKEVIEW TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGE 2, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPT ROAD AND RAILROAD RIGHTS-OF-WAY.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

Grantor covenants with the Grantees that the granted premises are free from all encumbrances made or suffered by the Grantor, that the Grantor has the authority to transfer the real estate, that Grantor is titleholder of the real estate, that the Grantor will warrant and defend the same to the Grantees against the lawful claims and demands of all persons claiming by,

through, or under the Grantor, and that Grantor does not warrant the boundaries of the real property referenced above.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the 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 will forever warrant and defend the said described real estate.

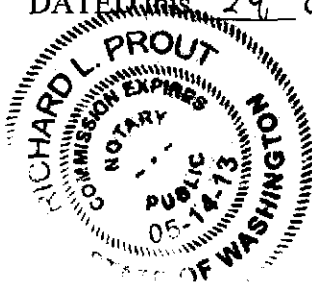
DATED this 24 day of December, 2012.

Snefryd Hansen
Snefryd Hansen, Grantor

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Snefryd Hansen signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 24th day of December, 2012.



[Signature]
NOTARY PUBLIC in and for the
State of Washington.

Printed name

My Commission expires: 5-14-13

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20124155
DEC 26 2012

Amount Paid \$ 0
By MG Skagit Co. Treasurer Deputy



12/26/2012 Page 2 of 2 12:13PM