



201212270103

Skagit County Auditor

12/27/2012 Page

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3 2:22PM

After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** Dane Widen, Personal Representative of the Estate of  
Roy E. Widen

**ADDITIONAL GRANTORS ON PAGE      OF DOCUMENT.**

**GRANTEE(S):** Curtiss E. Hedges and Lynette C. Hedges, husband  
and wife

**ADDITIONAL GRANTEES ON PAGE      OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** Unit 5, Building Tract 88,  
Creekside Condominium

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2      OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P116180

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20124136  
DEC 21 2012

Amount Paid \$ 2853.00  
Skagit Co. Treasurer  
By MG Deputy

## SPECIAL WARRANTY DEED

**THE GRANTOR, DANE WIDEN**, Personal Representative of the **ESTATE OF ROY E. WIDEN**, Deceased, Skagit County Probate No. 12-4-00291-6, for and in fulfillment of the conditions set forth in the Last Will and Testament of **ROY E. WIDEN**, grants, bargains, sells, conveys and confirms to **CURTISS E. HEDGES** and **LYNETTE C. HEDGES**, husband and wife, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

**Parcel No. 119180**


Unit 5, Building Tract 88, CREEKSIDE CONDOMINIUM, according to Declaration thereof recorded under Auditor's File No. 199911020015 and Survey Map and Plans thereof recorded under Auditor's File No. 199911020014, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Restrictions, reservations and easements of record.

The Grantor for said estate 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, she will forever warrant and defend the said-described real estate.

**IN WITNESS WHEREOF**, said Personal Representative has caused this instrument to be executed this 21<sup>st</sup> day of December, 2012.

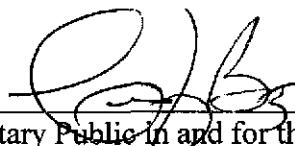
  
DANE WIDEN, Personal Representative



STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **DANE WIDEN**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21<sup>st</sup> day of December, 2012.

  
\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at Mount Vernon.

