



201301040060

Skagit County Auditor

1/4/2013 Page

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3 2:36PM

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): Clifford J. Schroeder, Personal Representative of the Estate of
Fredric J. Schroeder (Skagit County Probate No. 11-4-00286-1)

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Adriana M. Schroeder, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lot 82, Skyline No. 6
(Includes a 2012 Marlette Mobile Home,
Value Edition 28444, 26'8"x 44'0")

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P59479

SPECIAL WARRANTY DEED

THE GRANTOR, **CLIFFORD J. SCHROEDER**, Personal Representative of the
ESTATE OF FREDRIC J. SCHROEDER, Deceased, Skagit County Probate
No. 11-4-00286-1, for and in fulfillment of the conditions set forth in the Last Will and
Testament of **FREDRIC J. SCHROEDER**, grants, bargains, sells, conveys and confirms to
ADRIANA M. SCHROEDER, a single woman, decedent's community one-half (1/2) interest
in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel No. 59479

Lot 82, SKYLINE NO. 6, according to the plat thereof recorded in Volume
9 of Plats, page 64, records of Skagit County, Washington.

(Includes a 2012 Marlette Mobile Home, Value Edition 28444, 26'8"x 44'0")

Situated in Skagit County, Washington.

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 13 day of December, 2012.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201339

JAN 04 2013

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


CLIFFORD J. SCHROEDER,
Personal Representative

2

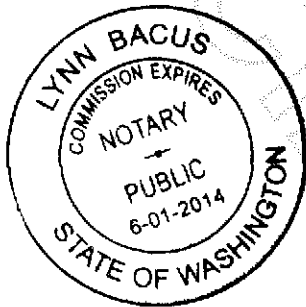


201301040060
Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **CLIFFORD J. SCHROEDER**, 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 13th day of December, 2012.



Lynn Bacus

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

