

After Filing Return To:
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1201 Third Avenue
Suite 2200
Seattle, WA 98101-3045



201301220305

Skagit County Auditor

1/22/2013 Page 1 of 4 4:10PM

SPECIAL WARRANTY DEED

Grantor(s):

1. Justus J. Schlichting, as successor trustee of the Justus H. Schlichting Survivor's Trust (under the Justus H. and Jayne A. Schlichting Trust U/A dated 3/27/98, as amended), as to an undivided ninety percent (90%) interest; and
2. Justus J. Schlichting, as successor trustee of the Jayne A. Schlichting Exemption Trust (under the Justus H. and Jayne A. Schlichting Trust U/A dated 3/27/98, as amended), as to an undivided ten percent (10%) interest

Grantee(s):

1. Laurel Schlichting Watkins, as trustee of the Laurel Schlichting Watkins Lifetime Trust U/A dtd 3/27/1998 (between Justus H. Schlichting and Jayne A. Schlichting, as Settlers, and Justus H. Schlichting and Jayne A. Schlichting, as Trustees)

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

Parcel "A": West ½ of Lot 3, Lot 4, Lot 5, and Lot 6, EXCEPT the West 15 ft. thereof, Block 101, "NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES".

Parcel "B": That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

Parcel "C": That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to F. David Cartwright, et ux, by Quit Claim Deed recorded June 29, 1988, as Auditor's File No. 8806290025.

Tract "RR": Tracts 1 and 2, Plate 7, in Section 14, Township 35 North, Range 1 East, W.M., and portions of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M.

All in Skagit County, Washington.

Assessor's Property Tax Parcel Account Number(s): P58160

DWT 20833419v1 0094450-000001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013207
JAN 22 2013

Amount Paid \$0
Skagit Co. Treasurer
By *YAM* Deputy

SPECIAL WARRANTY DEED

THE GRANTOR, Justus J. Schlichting, as successor trustee of the Justus H. Schlichting Survivor's Trust (under the Justus H. and Jayne A. Schlichting Trust U/A dated 3/27/98, as amended), as to an undivided ninety percent (90%) interest and Justus J. Schlichting, as successor trustee of the Jayne A. Schlichting Exemption Trust (under the Justus H. and Jayne A. Schlichting Trust U/A dated 3/27/98, as amended), as to an undivided ten percent (10%) interest, without consideration and as a non pro rata division and partial distribution of the trust assets incident to the death of Justus H. Schlichting on August 10, 2011, bargains, sells and conveys to Laurel Schlichting Watkins, as trustee of the Laurel Schlichting Watkins Lifetime Trust U/A dtd 3/27/1998 (between Justus H. Schlichting and Jayne A. Schlichting, as Settlers, and Justus H. Schlichting and Jayne A. Schlichting, as Trustees), Grantee, the following described real estate situated in the County of Skagit, State of Washington, subject to all agreements, conditions, covenants, deeds of trust, easements, liens, mortgages, restrictions, and other matters of record, and subject also to all defects, encumbrances, and other matters that would be disclosed by a thorough physical inspection and accurate ALTA survey of the Property:

Parcel "A": West ½ of Lot 3, Lot 4, Lot 5, and Lot 6, EXCEPT the West 15 ft. thereof, Block 101, "NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES".

Parcel "B": That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO THE CITY OF ANACORTES", as per plat recorded in Volume 2 of Plats, Page 9, records of Skagit County, Washington.

Parcel "C": That portion of the following described Tract "RR" which lies between the Northwesterly extensions of the Southwesterly and Northeasterly



lines of that certain tract of land conveyed to F. David Cartwright, et ux, by
Quit Claim Deed recorded June 29, 1988, as Auditor's File No. 8806290025.

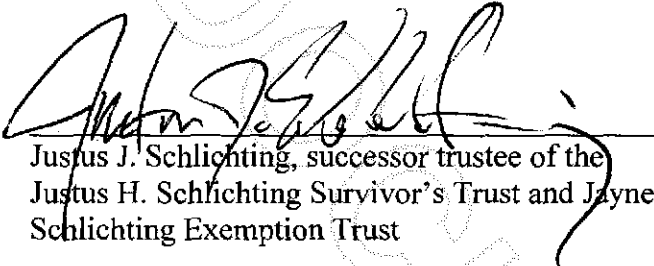
Tract "RR": Tracts 1 and 2, Plate 7, in Section 14, Township 35 North, Range
1 East, W.M., and portions of Tract 1, Plate 7 in Section 23, Township 35
North, Range 1 East, W.M.

All in Skagit County, Washington.

The Grantor, for himself and for his 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, he, as successor trustee, will forever warrant and defend the said
described real estate.

DATED:

Jan. 2, 2013.


Justus J. Schlichting, successor trustee of the
Justus H. Schlichting Survivor's Trust and Jayne A.
Schlichting Exemption Trust



STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.

On this 2nd day of JAN, 2013, before me, a Notary Public in and for the State of California, personally appeared Justus J. Schlichting, ~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed, as successor trustee, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

Mehdi Zahedi
NOTARY PUBLIC in and for the State of
California, residing at 240 BEACH ST. LAGUNA
My appointment expires DEC. 23, 2015 BEACH
Print Name MEHDI ZAHEDI

