

**After Recording Return To:**

Nicola K. LeSourd  
P.O. Box 1107  
Mount Vernon, WA 98273



201301310055  
Skagit County Auditor

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**SPECIAL WARRANTY DEED**

GRANTOR: **NICOLA K. LeSOURD, f/k/a NICOLA K. LEWIS, Personal Representative for the Estate of DAVID MICHAEL ADDIE, Deceased**

GRANTEE: **NICOLA K. LeSOURD, a married woman as her separate estate**

Legal Description;  
Abbreviated Form: Ptn. Blk. 16, Map of Mt. Vernon, Gates 1<sup>st</sup> & 2<sup>nd</sup> Additions to Mt. Vernon

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 3700-016-006-0007; P52090

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013334  
JAN 31 2013

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

THE GRANTOR, **NICOLA K. LeSOURD, f/k/a NICOLA K. LEWIS**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of DAVID MICHAEL ADDIE, Deceased**, under Skagit County Superior Court Cause No. 11-4-00063-0, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **NICOLA K. LeSOURD**, a married woman as her separate estate, all of Grantor's interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: December 20, 2012.

**Estate of DAVID MICHAEL ADDIE, Deceased**

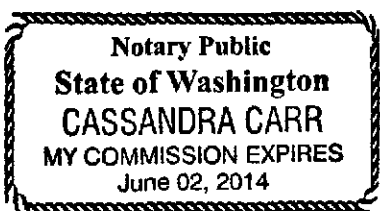
By Nicola K LeSourd<sup>7a</sup>  
**NICOLA K. LeSOURD**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **NICOLA K. LeSOURD** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of DAVID MICHAEL ADDIE, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 20<sup>th</sup> day of December, 2012.



Cassandra Carr

Printed Name CASSANDRA CARR  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2014



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**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

That portion of Block 16, "MAP OF MOUNT VERNON, GATES 1st AND 2nd ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, lying Westerly of a line drawn parallel with and 65 feet distant Westerly, measured at right angles, from the centerline of Primary State Highway No. 1, Conway Junction to Junction of Primary State Highway No. 1, North of Burlington, the specific details concerning all of which are to be found within that certain map of definite location now of record and on file in the office of Director of Highways at Olympia, and bearing date of approval January 27, 1953, revised May 15, 1953, June 9, 1953, and May 25, 1954.

EXCEPT railroad right of way.

AND ALSO EXCEPT that portion thereof conveyed to the State of Washington for highway purposes by deed recorded under Auditor's File No. 784975, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

**Exhibit "A"**  
**Special Warranty Deed**



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