

When Recorded Mail to:
Jensen Law Office, PLLC
1833 N 105th St Ste 301
Seattle WA 98133



201303050100
Skagit County Auditor

3/5/2013 Page 1 of 1 4:15PM

LIMITED WARRANTY DEED

Recorded at the request of: Jensen Law Office, PLLC / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTOR, DOLORES E. GABRIELSEN, individually and as the surviving spouse under community property agreement with Luther T. Gabrielsen dated August 28, 1985, as a mere change in identity only, does hereby *convey and warrant* to

GRANTEE, DOLORES E. GABRIELSEN, Trustee, or her successor in trust, under the DOLORES GABRIELSEN LIVING TRUST, dated September 9, 2011, and any amendments thereto, Grantor's entire interest and any interest Grantor may hereafter acquire in the following described real property in the County of Skagit, State of WASHINGTON.

LEGAL DESCRIPTION: Lot 55 and that portion of Lot 56 lying Southeasterly of a line beginning at a point on the Easterly line of said Lot 56, which is 27 feet Northerly of the Southeasterly corner of said Lot 56 and extending thence Southwesterly to the Southwesterly corner of said Lot 56, the terminal point of said line, all in Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3", as per plat recorded in Volume 6 of Plats, pages 25 to 31 inclusive, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Commonly known as: 32879 S Shore Dr, Mt. Vernon, WA 98274

Assessor's Tax Parcel: P66827

Including and subject to all matters of record.

The liability and obligations of Grantor to Grantee and Grantee's successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantor under any title insurance policy. Grantor shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy

DATED and delivered this 21st day of September, 2012.

Dolores E. Gabrielsen

DOLORES E. GABRIELSEN, Grantor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013749
MAR 05 2013

Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy

On this day personally appeared before me DOLORES E. GABRIELSEN, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal 21st day of September, 2012.

Barbara Gabrielsen Miles
Barbara Gabrielsen Miles
BARBARA GABRIELSEN MILES, Notary Public
in and for the State of WASHINGTON
My Commission Expires May 15, 2014

PLACE NOTARY SEAL HERE

