



201305020114

Skagit County Auditor

\$72.00

5/2/2013 Page

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1

2:07PM

When recorded, return to:

Nancy W. Preg
4233 NE 88th
Seattle, WA 98115

Parcel No. 3916-006-003-0001/P65494

SPECIAL WARRANTY DEED

THE GRANTOR, **NANCY W. PREG**, as Executrix of the Estate of **THEODORE L. PREG**, deceased, for and in consideration of estate distribution grants and conveys to **NANCY W. PREG**, individually and as her separate property, the following described real estate, situated in the County of **SKAGIT**, State of Washington:

Lot 3, Block 6, Freestad's Plat, First Division, as per plat recorded in Volume 7 of Plats, page 69, records of Skagit County, Washington.

SUBJECT to all easements, restrictions, reservations, and regulations of record.

Commonly known as: 11614 Scott Road, Bow, Washington

The Deed is for purposes of distribution of the Estate of **THEODORE L. PREG**, deceased. King County Superior Court Cause No. 11-4-06121-1SEA. The Executrix was granted non-intervention powers on November 10, 2011, and has filed a Declaration affirming that no State or Federal estate taxes are due.

The Grantor for herself and her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication or in any other manner whatsoever. Grantor does hereby covenant only against the claims of persons lawfully claiming or lawfully to claim in the future, by, through or under said Grantor and not otherwise. To that extent only, Grantor will forever warrant and defend the title of said described real estate.

DATED this 30th day of April, 2013.

Estate of **THEODORE L. PREG**, Deceased

Nancy W. Preg
NANCY W. PREG, Executrix

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20131595

MAY 02 2013

STATE OF WASHINGTON)

COUNTY OF KING)

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

On this day personally appeared before me **NANCY W. PREG**, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she was authorized to execute the instrument and acknowledged it as the Executrix of the Estate of **THEODORE L. PREG**, deceased, and 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 this 30 day of April, 2013.

Sally Miranda Cole

Printed name: Sally Miranda Cole

Notary Public in and for the State of Washington

Residing at: Seattle

My commission expires: September 28, 2012

SALLY MIRANDA COLE
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 28, 2016