



201312300064

Skagit County Auditor

\$74.00

12/30/2013 Page

1 of

3 2:32PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

After recording return document to:

20135186
DEC 30 2013

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

Amount Paid ~~\$~~
Skagit Co. Treasurer
By *ham* Deputy

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): DUO PROPERTIES, a Limited Liability Company by Clifford J. Schroeder, Personal Representative of the Estate of Fredric J. Schroeder (owner of an interest in TRI PROPERTIES, LLC

(Skagit County Probate No. 11-4-00286-1)

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Duo Properties, LLC, a Washington Limited Liability Company

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: The East one-half of Lot 12, all of Lots 13 and 14, Block 167, MAP OF THE CITY OF ANACORTES

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P56063

SPECIAL WARRANTY DEED

THE GRANTOR, **DUO PROPERTIES, LLC**, a **Limited Liability Company** by **CLIFFORD J. SCHROEDER**, Personal Representative of the **ESTATE OF FREDRIC J. SCHROEDER**, Deceased, (owner of an interest in **TRI PROPERTIES, LLC**), 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 **DUO PROPERTIES, LLC**, a **Washington Limited Liability Company**, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel No. 56063:

The East one-half of Lot 12, all of Lots 13 and 14, Block 167, MAP OF THE CITY OF ANACORTES, as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington, situated in the County of Skagit, State of Washington, including any after acquired title.

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 27th day of December, 2013.



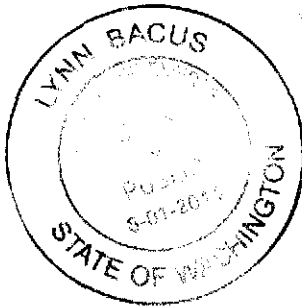
CLIFFORD J. SCHROEDER
Personal Representative



STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **CLIFFORD J. SCHROEDER, Personal Representative of the Estate of Fredric 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 27th day of December, 2013.



Lynn Bacus

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

