



201312300065

Skagit County Auditor
12/30/2013 Page

1 of 3 \$74.00
2:32PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Clifford J. Schroeder, Personal Representative of the Estate of
Fredric J. Schroeder (Skagit County Probate No. 11-4-00286-1)

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Clifford J. Schroeder, a married man, as his separate property

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lots 9 and 10, Block 167

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P56060

SPECIAL WARRANTY DEED

THE GRANTOR, **CLIFFORD J. SCHROEDER**, Personal Representative of the **ESTATE OF FREDRIC J. SCHROEDER**, Deceased, 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 **CLIFFORD J. SCHROEDER**, a married man, as his separate property, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel No. 56060

Lots 9 and 10, BLOCK 167, "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON," as per Plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington. Situate in the City of Anacortes, County of Skagit, State of Washington.

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135188
DEC 30 2013



CLIFFORD J. SCHROEDER
Personal Representative

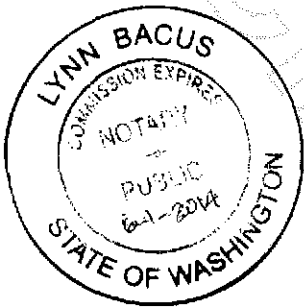
Amount Paid \$
Skagit Co. Treasurer
By mem Deputy



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.

