



201312300067

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): DUO PROPERTIES, LLC, a Washington 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: Lots 11 and the W ½ of Lot 12,
Block 167, MAP OF THE CITY OF
ANACORTES

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P56062

SPECIAL WARRANTY DEED

THE GRANTOR, **DUO PROPERTIES, LLC, a Washington 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. 56062:

Lots 11 and the West one-half of Lot 12, 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20135190
DEC 30 2013



CLIFFORD J. SCHROEDER
Personal Representative

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



