



201312300069

Skagit County Auditor  
12/30/2013 Page

\$74.00  
1 of 3 2:33PM

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):** TRI 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 3, 4 & 5, Block 5, DAVIS FIRST  
ADDITION TO THE CITY OF ANACORTES

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

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P57144

**SPECIAL WARRANTY DEED**

THE GRANTOR, **TRI 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. 57144:**

Lots 3, 4 and 5, DAVIS FIRST ADDITION TO THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, as per plat recorded in Volume 3 of Plats, page 49, records of Skagit County, 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 27<sup>th</sup> day of December, 2013.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013 5192  
DEC 30 2013

  
**CLIFFORD J. SCHROEDER**  
Personal Representative

Amount Paid ~~\$0~~  
Skagit Co. Treasurer  
By ham Deputy

2



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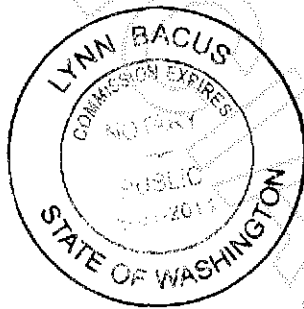
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\$74.00

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 21<sup>st</sup> day of December, 2013.



*Lynn Bacus*

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

