



201405220135

Skagit County Auditor

\$73.00

5/22/2014 Page

1 of

2 3:59PM

After Recording Return To:

SKAGIT LAW GROUP, PLLC

P. O. Box 336

Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20141740

MAY 22 2014

Amount Paid \$0

Skagit Co. Treasurer

By *mlm* Deputy

SPECIAL WARRANTY DEED

GRANTOR:

TIMOTHY J. DEYO, Personal Representative for the
Estate of **ANDREA J. DEYO, Deceased**
Undivided one-half interest

GRANTEE:

DAVID A. DEYO, a married man as his separate estate
Undivided one-half interest

Legal Description;

Abbreviated Form:

Lots 1 & 2, Sec 6; W 1/2 Lot 4, Sec 5; T33N R3E WM

Additional on Page:

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Assessor's Tax Parcel No:

330306-0-001-0001; P15475
330306-0-002-0000; P15476
330305-0-008-0005; P15430

THE GRANTOR, **TIMOTHY J. DEYO**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of ANDREA J. DEYO, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 13 4 00324 4, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **DAVID A. DEYO**, a married man as his separate estate, the Decedent's undivided, one-half community interest in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

Lots one and two of section 6 and the West half of Lot four of section five, all in Twp. 33 North, Range 3, E.W.M., except roads, ditch and dike rights-of-way,

SUBJECT TO a life estate interest in **DAVID D. DEYO**, a single man, for his use and occupation in that portion of the property constituting the residential dwelling at 12799 Dodge Valley Road, Mount Vernon, Skagit County, Washington.

ALSO SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for himself and for his successors in interest, 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: May 6, 2014.

Estate of ANDREA J. DEYO, Deceased

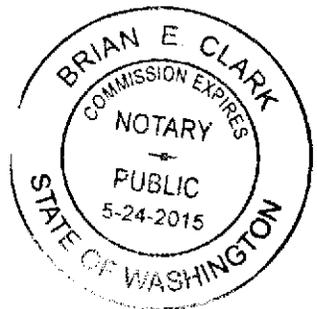
By J. DeYO
TIMOTHY J. DEYO
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TIMOTHY J. DEYO** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the **Personal Representative** of the **Estate of ANDREA J. DEYO, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of May, 2014.

Brian E. Clark



Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5-24-2015

