

After Recording Return To:

Mr. Bo Descheemaeker
Ms. Kaitlyn Turner
P.O. Box 342
Burlington, WA 98233



201412090066

Skagit County Auditor \$74.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144037
DEC 09 2014

Amount Paid \$ 3,298.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

SPECIAL WARRANTY DEED
(Not Statutory)

GRANTOR: **PATRICK BOLSTER**, Personal Representative for the Estate of **THOMAS WILLIAM BOLSTER, Deceased**

GRANTEE: **BO DESCHEEMAEKER and KAITLYN TURNER**, both unmarried individuals as their separate estate

Legal Description;
Abbreviated Form: LOT 38, Brickyard Meadows, Div. I.

Additional on Page: Exhibit "A" LAND TITLE OF SKAGIT COUNTY

Assessor's Tax Parcel No: 4796-000-038-0000 (P119321) 150685-6AE

THE GRANTOR, **PATRICK BOLSTER**, in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **THOMAS WILLIAM BOLSTER, Deceased**, under Skagit County Superior Court Cause No. 14-4-00245-9, in distribution of said estate, hereby grants, bargains, conveys, and confirms all of Grantor's interest to **BO DESCHEEMAEKER and KAITLYN TURNER**, both unmarried individuals as their separate estate, as GRANTEE, together with all after-acquired title, in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

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: 12/5, 2014.

Estate of **THOMAS WILLIAM BOLSTER, Deceased**

By Patrick Bolster
PATRICK BOLSTER
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} SS

I certify that I know or have satisfactory evidence that **PATRICK BOLSTER** 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 **THOMAS WILLIAM BOLSTER, 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 8 day of December 2014.



Lisa J. Cure
Printed Name Lisa J. Cure
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7-16-18



EXHIBIT "A"
SPECIAL WARRANTY DEED

Lot 38, PLAT OF BRICKYARD MEADOWS – DIV. I, according to the plat thereof, recorded July 15, 2002 under Auditor's File No. 200207150172, records of Skagit County, Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

SUBJECT TO: Easements, covenants, restrictions, and reservations of record, including but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 150685-OAE.

EXHIBIT "A"
SPECIAL WARRANTY DEED



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