

FILED FOR RECORD AT REQUEST OF WHEN RECORDED RETURN TO:

LYLE K. WILSON, Attorney at Law
15408 Main Street, Suite 105
Mill Creek, WA 98012-9025



Skagit County Auditor

\$72.00

1/2/2015 Page

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1 11:21AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 /
JAN 02 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mem* Deputy

SPECIAL WARRANTY DEED

THE GRANTOR, JUANITA M. MURRAY, as Executrix of the Estate of Philip Mercer Royal, deceased, Snohomish County Probate No. 14-4-00885-1, for and in consideration of distribution from decedent's estate according to his Last Will, grants, bargains, conveys, and confirms to JUANITA M. MURRAY the following-described real estate, situated in the County of Skagit, State of Washington:

Lot 39 in Block 2, of Lake Cavanaugh Subdivision, Division No. 3, as per plat thereof recorded in Volume 6 of Plats, page 25, records of Skagit County, Washington;

SUBJECT TO AND TOGETHER WITH covenants, conditions, restrictions, reservations, rights, and easements of record.

Tax Parcel No.: 3939-002-039-0001, 66988

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the 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, it will forever warrant and defend the said described real estate.

DATED this 29th day of December, 2014.

JUANITA M. MURRAY, as Executrix of the Estate of Philip Mercer Royal, deceased, Snohomish County Probate No. 14-4-00885-1

STATE OF WASHINGTON }
COUNTY OF SNOHOMISH } ss.

I certify that I know or have satisfactory evidence that JUANITA M. MURRAY is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as Executrix of the Estate of Philip Mercer Royal, deceased, Snohomish County Probate No. 14-4-00885-1, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 29 day of December, 2014.

NOTARY SEAL]



LYLE K. WILSON, Notary Public in and for the State of Washington, residing at Mill Creek. My commission expires May 14, 2016.