

Return Name & Address

Galloway Law Group, PLLC
P.O. Box 425
Lake Stevens, WA 98258



201501290138

Skagit County Auditor

\$74.00

1/29/2015 Page

1 of

3 4:06PM

Limited Special Warranty Deed

Snohomish County Superior Court Cause Nos. 14 2 05204 7

And

~~Snohomish~~ County Records recording No. 201501290137
Skagit

Grantor: (Last, First, and Middle Initial)

Dilley, Raymond Lee

Grantee(s): (Last, First, and Middle Initial)

Moo Grant, Judy and Moo Jr., Walter as the Administrators of the LAURA FRONDORF Estate

Legal Description

Government Lot 2 and the Southwest 1/4 of the Northeast 1/4 of Section 5. Township 33 North, Range 5 East. W.M. EXCEPT County road right of way AND ALSO EXCEPT those portions conveyed to Skagit County, for road purposes by deeds dated February 8. 1937, and recorded March 9.1937, under Auditor's File Nos. 287481 and 287482.

Situate in the County of Skagit. State of Washington.

Assessor's Property Tax Parcel/Account Nos.:

Tax Parcel Numbers 33050500030008; 33050500020009;

Property I.D. No. P17895

Inclusive of a 1980 Barrington Manufactured Home, 66x28; serial number 3556 (title eliminated)

Property I.D. P17896

When Recorded Mail to:
Galloway Law Group PLLC
P.O. Box 425
Lake Stevens, WA. 98258

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015278
JAN 29 2015

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

LIMITED SPECIAL WARRANTY DEED

The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the Snohomish County Superior Court or the parties hereto.

GRANTOR, Raymond Lee Dilley, who held title as a Joint Tenant with Rights of Survivorship with Laura Frondorf (wherein he was determined by the Court to be a nominal or constructive trustee under Snohomish County Superior Court Cause Nos. 14 2 05204 7 — for Laura Frondorf, deceased and therefore the Estate thereof — the Order of which was recorded with the Skagit County Auditor's Office under filing number 201501290137 and by this reference is made a part hereof) and for and in consideration of said Order does hereby convey, transfer, demise and provide a limited special warranty to

GRANTEE, Judy Moo Grant and Walter R. Moo, Jr. as the Administrators of the LAURA FRONDORF Estate. With this grant the Grantor's entire interest and the interests of his heirs, and any after acquired title or interest Grantor may hereafter acquire in the following described real property situate in the County of SKAGIT, State of WASHINGTON is also conveyed, transferred and demised to the Grantee:

The Real Property is legally described as

Government Lot 2 and the Southwest 1/4 of the Northeast 1/4 of Section 5.
Township 33 North, Range 5 East. W.M. EXCEPT County road right of way
AND ALSO EXCEPT those portions conveyed to Skagit County, for road
purposes by deeds dated February 8, 1937, and recorded March 9, 1937,
under Auditor's File Nos. 287481 and 287482.
Situate in the County of Skagit. State of Washington.

Tax Parcel Numbers 33050500030008; 33050500020009; Property I.D. No. P17895
Inclusive of a 1980 Barrington Manufactured Home, 66x28; serial number 3556 (title
eliminated) Property I.D. P17896

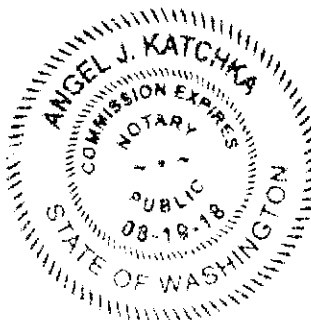
The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy and any lien or encumbrances created by him during his possession of the property other the Lis Pendens filed by the Estate on behalf of Laura Frondorf. Except for liens created by the Grantor (after claiming a title interest under his claims as a Joint Tenant with Rights of Survivorship) Grantor shall have no liability or obligations for the condition of title except to the extent that



that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 13 day of January, 2014 ~~15~~.

Raymond Lee Dilley
Raymond Lee Dilley - Grantor

<p>STATE OF WASHINGTON)) ss. COUNTY OF SNOHOMISHI)</p> <p>On this day personally appeared before me Raymond Lee Dilley, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.</p> <p>GIVEN under my hand and official seal this <u>13</u> day of <u>January</u> 2015.</p> <p><u>Angel J. Katchka</u> <u>Angel J. Katchka</u> NOTARY PUBLIC in and for the State of WASHINGTON My Commission Expires: <u>8-19-2018</u></p>	<p>PLACE NOTARY SEAL HERE</p> 
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