



201505150126

Skagit County Auditor

5/15/2015 Page

1 of

\$73.00
2 4:05PM

After recording return to:
Dean Swanson
404 S. Waugh Road
Mount Vernon, WA 98274

SPECIAL WARRANTY DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record

Grantor: Dean Swanson, acting as Personal Representative of the Estate of Carl Austin Swanson

Grantees: Dean Swanson, a married man, as his separate property; and Jeffrey K. Swanson, an unmarried man

Legal Description: Lot 1 of Sec. 25, Twp. 34N, R2E, W.M.;
Lot 6 of Sec. 24, Twp. 34N, R2E, W.M.

Skagit County Treasurer's tax account numbers: P20700; P20712; P20713.

GRANTOR, Dean Swanson, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, in his capacity as the duly appointed, qualified and acting Personal Representative for the estate of Carl Austin Swanson, in Skagit County Cause No. 13-4-00167-5, and not in his individual capacity, does grant, bargain, and convey and confirm to

GRANTEES, Dean Swanson, a married man, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, as his separate property, an undivided fifty percent (50%) interest; to be held as tenants in common with Jeffrey K. Swanson, an unmarried man, whose address is 12652 Flats Road, La Conner, WA 98257, an undivided fifty percent (50%) interest,

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, and legally described as follows:

Parcel "A": Government Lot 1 of Section 25, Township 34 North, Range 2 East, W.M., EXCEPT Diking and Drainage District rights-of-way, if any.

Parcel "B": Government Lot 6 of Section 24, Township 34 North, Range 2 East, W.M.,
EXCEPT Diking and Drainage District rights-of-way, if any.

Subject to: Easements, Covenants, and Restrictions 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 this 13 day of May, 2015 at La Conner, Washington.

Dean Swanson
Dean Swanson, Personal Representative

2015 1739
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 15 2015

STATE OF WASHINGTON)
County of Skagit : SS)

Amount Paid \$ 0
Skagit Co. Treasurer
By ME Deputy

I certify that I know or have satisfactory evidence that Dean Swanson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of Carl Austin Swanson, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 13, 2015

Becki R Bell
Notary Public in and for the State
of Washington, residing at La Conner
My Commission Expires: 04/18/2019

