

When recorded return to:  
Ms. Debra R. Moser-Caley  
14683 Jefferson Street  
Anacortes, WA 98221



Skagit County Auditor \$73.00  
5/20/2015 Page 1 of 2 3:08PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 151462-OAE ✓

Grantor: Estate of Patricia Ann Moser  
Grantee: Debra R. Moser-Caley  
Abbreviated Legal: Block 105, Fidalgo City; TGW Vac. Alley & Streets.  
Tax Parcel Number(s): P73129-4101-105-014-0019

### SPECIAL WARRANTY DEED

Land Title and Escrow (Not Statutory)

THE GRANTOR MICHAEL TYLER JORDAN-MACMORRAN (AKA MIKE MACMORRAN) AS PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ANN MOSER, DECEASED, SUPERIOR COURT OF THE STATE OF WASHINGTON, SKAGIT COUNTY, SUPERIOR COURT PROBATE CAUSE NO. 14-4-00340-4 for and in consideration of WAC NO. 458-61A-202 (7H) TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to DOUGLAS ALVIN MOSER, A MARRIED MAN AS HIS SEPARATE PROPERTY AND DEBRA R. MOSER-CALEY, AN UNMARRIED INDIVIDUAL AS HER SEPARATE PROPERTY the following described estate, situated in the County of Skagit, State of Washington:

Lots 1 through 14, inclusive, Block 105, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

TOGETHER WITH that vacated alley in said Block 105, vacated by instrument recorded April 20, 1990, under Auditor's File No. 9004200090;

AND ALSO TOGETHER WITH the East 1/2 of Lincoln Avenue abutting Lots 8 through 14, inclusive, Block 105, and the South 1/2 of 6th Street and the North 1/2 of 5th Street; and the West 1/2 of Walla Walla Avenue abutting Lots 1 through 7, inclusive, Block 105, and the South 1/2 of 6th Street and the North 1/2 of 5th Street;

AND the South 1/2 of 6th Street abutting Lots 1 and 14, Block 105 and on the alleys in said Block 105; and the North 1/2 of 5th Street abutting Lot 7, Lot 8 and the alley in said Block 105; all in "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

All situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 151462-OAE.

Dated May 15, 2015

Estate of Patricia Ann Moser

By: Michael Tyler Jordan-MacMorran (aka Mike MacMorran) as Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151806  
MAY 20 2015

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

STATE OF Washington }  
County of King, SS:

I certify that I know or have satisfactory evidence that Michael Tyler Jordan-MacMorran aka Mike MacMorran signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative Estate of Patricia Ann Moser of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/19/15 [Signature] 5/19/2015

Notary Public in and for the State of Washington  
Residing at Kenmore  
My appointment expires: June 13, 2018



UNRECORDED ORIGINAL DOCUMENT