



201505290212

Skagit County Auditor

\$73.00

5/29/2015 Page

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2 4:23PM

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 Peter Kermit Swanson.

Grantees: Dean Swanson, a married man, as his separate property (1/3); Tamara Swanson Toyama, an unmarried woman (1/3); and Jeffrey K. Swanson, an unmarried man (1/3).

Legal Description: Ptn. Sec. 30, Twp. 34N, R3E, W.M.

Skagit County Treasurer's tax account numbers: P99796 and P22939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151981
MAY 29 2015

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

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 Peter Kermit Swanson, in Skagit County Cause No. 14-4-00053-7, 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 one third (1/3) interest;

Tamara Swanson Toyama, an unmarried woman, whose address is PO Box 454, La Conner, WA 98257, an undivided one third (1/3) interest; and

Jeffrey K. Swanson, an unmarried man, whose address is 12652 Flats Road, La Conner, WA 98257, an undivided one third (1/3) interest, to be held by them as tenants in common,

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

That part of Lot Six (6) lying East of the paved county road and West of the center line of the old county road; that part of Lot Five (5) and the Southeast quarter (SE1/4) of the Southwest quarter (SW1/4) East of paved county road and West of the center line of the old county road; EXCEPT the South 1100.6 feet, all in Section 30, Township 34 North, Range Three (3) East of the Willamette Meridian, EXCEPT county roads, and ALSO EXCEPT dike and ditch rights of way.

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 20 day of May, 2015 at La Conner, Washington.

Dean Swanson

Dean Swanson, Personal Representative

STATE OF WASHINGTON)

: ss

County of Skagit)

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 Peter Kermit Swanson, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 20, 2015

Becki R Bell

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

