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Skagit County Auditor

\$74.00

7/27/2015 Page

1 of

3 2:40PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Louise M. Pihl, Personal Representative of the Estate of
Erik B. Pihl

Skagit County Probate No. 14-4-00364-1

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Louise M. Pihl, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lot 41 of Gibraltar Annex

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 73645

SPECIAL WARRANTY DEED

THE GRANTOR, **LOUISE M. PIHL, Personal Representative of the ESTATE OF ERIK B. PIHL, Skagit County Probate No. 14-4-00364-1**, for and in fulfillment of the conditions set forth in the Last Will and Testament of **ERIK B. PIHL**, grants, bargains, sells, conveys and confirms to **LOUISE M. PIHL, a single woman**, all of decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel No. 73645

Lot 41 of Gibraltar Annex as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, EXCEPTING therefrom an Easement over the Westerly half thereof for a twelve foot road.

The Grantor for said estate 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 27 day of July, 2015.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2919
JUL 27 2015

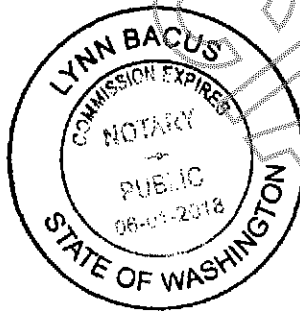
Amount Paid \$0
Skagit Co. Treasurer
By mom Deputy

Louise M. Pihl
LOUISE M. PIHL, Personal Representative

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **LOUISE M. PIHL**, known to be the individual 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.

GIVEN under my hand and official seal this 27th day of July, 2015.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon.