

After Recording Return To:

Sempervirens Fund
419 South San Antonio Road, Suite 211
Los Altos, CA 94022-3640



201508270043
Skagit County Auditor \$74.00
8/27/2015 Page 1 of 3 11:02AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3409
AUG 27 2015

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

SPECIAL WARRANTY DEED

GRANTOR: **LESLIE O'BRIEN, as personal representative of the Estate of ANDREW J. GEISER, Deceased**

GRANTEE: **SEMPERVIRENS FUND, a California nonprofit corporation**

Legal Description;
Abbreviated Form: Lot 3, SP 93-03 In 15-34-1 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 340115-1-010-0200 (P108538)

THE GRANTOR, **LESLIE O'BRIEN**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of ANDREW J. GEISER, Deceased**, under Skagit County Superior Court Cause No. 15-4-00 62-4, in distribution of said estate, hereby grants, bargains, conveys, and confirms to **SEMPERVIRENS FUND**, a California nonprofit corporation, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, covenants, restrictions, and reservations of record.

The Grantor, for herself and for her 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

SPECIAL WARRANTY DEED-1

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 7th day of August, 2015.

Estate of **ANDREW J. GEISER, Deceased**

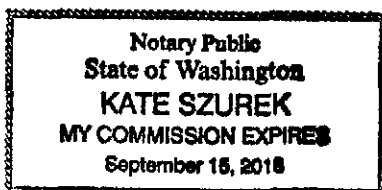
By *Leslie O'Brien*
LESLIE O'BRIEN
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **LESLIE O'BRIEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of ANDREW J. GEISER, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of August, 2015.



Kate Szurek
Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2018

EXHIBIT "A"
SPECIAL WARRANTY DEED

Lot 3 of Short Plat No. 93-031 as approved September 27, 1993, and recorded September 28, 1993, in Volume 10 of Short Plats, page 237, under Auditor's File No. 9309280046, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of Section 15, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.