

Filed for Record at Request of:  
Gary T. Jones  
PO Box 1245  
Mount Vernon, WA 98273



Skagit County Auditor \$74.00  
12/18/2015 Page 1 of 2 3:23PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 5107  
DEC 18 2015

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

### SPECIAL WARRANTY DEED

THE GRANTOR, JUDY JANET JOHNSON, personal representative of the Estate of BERNICE N. JOHNSON, also shown of record as BERNICE NADENE JOHNSON, deceased, Skagit County Cause No. 13-4-00435-6, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to JUDY JANET JOHNSON, an unmarried woman, as her separate property, that certain real property situated in Skagit County, Washington, legally described as follows:

All of Lot 15 and the South half of the South half of Lot 14 in Block 4, "REPLAT OF THE JUNCTION ADDITION TO SEDRO", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in volume 3 of plats, page 48, situate in Skagit County, Washington, except the North 3 feet thereof.

Assessor's Account Numbers: 4165-004-015-0008; P76566.

Commonly known as 620 Puget, Sedro-Woolley, WA 98284.

The Grantor estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.

