



201604130136

Skagit County Auditor

\$75.00

4/13/2016 Page

1 of

3 3:47PM

When recorded return to:

Mr. and Mrs. Cory J. Gaines
13226 Lake View Place
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154808-OE

Grantor: Sheila Patsy Staffen and Lloyd J. Brownlee Estate
Grantee: Cory J. Gaines and Kristine J. Gaines

LAND TITLE OF SKAGIT COUNTY

SPECIAL WARRANTY DEED

(Not Statutory)

154808-OE

THE GRANTOR SHEILA PATSY STAFFEN, as her separate property, and RITCHIE BROWNLEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF LLOYD J. BROWNLEE, DECEASED, Skagit County Superior Court Probate Cause No. 16-4-00059-2. (See Note #1) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to CORY J. GAINES and KRISTINE J. GAINES, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 19, Wm. Shauger Acreage

Lot 19, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington,

EXCEPT the West 150.0 feet thereof,

AND EXCEPT that portion, if any, conveyed to Skagit County by Quit Claim Deed recorded October 28, 1996, under Auditor's File No. 9610280095, records of Skagit County, Washington.

(Also known as Parcel 1, Survey recorded October 1, 2002, under Skagit County Auditor's File No. 200210010139.)

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 3997-000-019-0008, P69077

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. 154808-OE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated 4-8-16
Sheila Patsy Staffen
Sheila Patsy Staffen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161322
APR 13 2016

Amount Paid \$6502.00
Skagit Co. Treasurer
By HB Deputy

Lloyd J. Brownlee Estate

See attached for additional signature
By: Ritchie Brownlee, Personal Representative

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Dated 4/8/16

See attached for additional signature
Sheila Patsy Staffen

Lloyd J. Brownlee Estate

[Signature]
By: Ritchie Brownlee, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sheila Patsy Staffen

the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 4/8/16

Cindy K. Enck

Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 2-15-18

STATE OF Washington }
County of Kittitas } SS:

I certify that I know or have satisfactory evidence that Ritchie Brownlee
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Lloyd J. Brownlee to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 4-11-2016

Sabrina M. Hall

Notary Public in and for the State of Washington

Residing at Ellensburg

My appointment expires: 12-1-2019

