



201605260060

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Skagit County Auditor \$74.00
5/26/2016 Page 1 of 2 11:13AM

SPECIAL WARRANTY DEED

GRANTOR: MARJORIE E. HART, Personal Representative for the Estate of ROBERT R. HART, Deceased

GRANTEE: BEATRICE JENNINGS HART, a single woman

Legal Description; Abbreviated Form: Lot 3, SP 12-0352, Skagit County

Additional on Page: Page 1

Assessor's Tax Parcel No: 340329-1-008-0004, P22904

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2016
MAY 26 2016

Amount Paid \$0
Skagit Co. Treasurer
By *Ndm* Deputy

THE GRANTOR, **MARJORIE E. HART**, in her capacity as the duly appointed, qualified and acting **Personal Representative** for the **Estate of Robert R. Hart, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 12 4 00387 4, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **BEATRICE JENNINGS HART**, a single woman, that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

Lot 3 of Short Plat No. 12-0352, approved on March 31, 2015, and recorded on April 1, 2015, under Auditor's File No. 201504010043, records of Skagit County, Washington.

SUBJECT TO: Easements, 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

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: May 11, 2016.

Estate of ROBERT R. HART, Deceased

By Marjorie E. Hart
MARJORIE E. HART
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MARJORIE E. HART** 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 ROBERT R. HART, 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 11th day of May, 2016.

Brian E. Clark

Printed Name Brian E. Clark
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/2019

