After recording, return to:

Anneliese E. Johnson Instee, Best, Doezie & Ryder, P.S.

P.O. Bex C-90016

Bellevue, WA 98009-9016

(425) 455-1234

201605310153

Skagit County Auditor 5/31/2016 Page

\$74.00 1 of 211:29AM

Document title(s) (or transactions contained therein): Special Warranty Deed

Reference number(s) of document assigned or released: N/A

Grantor(s) [last name, then first name and initial(s)]: Jo Ann Shoemake, Trustee of the

Shoemake Living Trust dated

11/10/1999

Grantee(s) [last name, then first name and initial(s)]: Jo Ann Shoemake, Trustee of the

Shoemake Survivor's Trust u/t/a dated

11/10/1999

Legal description (abbreviated): See full below

Assessor's property tax parcel/account number(s): 3854-000-013-0410

SPECIAL WARRANTY DEED

1. <u>GRANTOR</u>. The undersigned Grantor, Jo Ann Shoemake, is the surviving spouse of James L. Shoemake, who died on February 24, 2012, and is the duly appointed, qualified and acting Trustee of the Shoemake Living Trust dated 11/10/1999 (the "Trust").

2. <u>DESCRIBED PROPERTY</u>. Included among the property of the Trust is the following described community real property ("Described Community Property") situated in the County of Skagit, State of Washington, to-wit:

The North 150 feet of the following described tract, as measured along the West survey line thereof and by a line drawn parallel to the North line thereof: Tracts 12 and 13 of "O. Lervick's Plat of Agate Cove, West Beach – Guemes Island, Skagit Co., WA" as per plat recorded in Volume 4 of Plats, Page 42, records of Skagit Co.; Included in said description is the second class tideland portion of the above described property as shown in the plat.

Tax Parcel No. 3854-000-013-0410

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX D.O. / P. 270 D.) MAY 3 1 2016

> Amount Paid So Skagit Co. Treasurer By) Lam Deputy

- 3. <u>CONVEYANCE OF SURVIVING SPOUSE'S ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY:</u> Grantor hereby grants, bargains, sells and conveys, as a non pro rata distribution of community property, to Grantee, Jo Ann Shoemake, Trustee of the Shoemake Survivor's Trust u/t/a dated 11/10/1999, an undivided Fifty Percent (50%) interest in the Described Community Property, which interest represents the surviving spouse's one-half (1/2) interest in the Described Community Property.
- 4. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Jo Ann Shoemake, Trustee of the Shoemake Survivor's Trust u/va dated 11/10/1999, an undivided Fifty Percent (50%) interest in the Described Community Property, which interest represents the Decedent's one-half (1/2) interest in the Described Community Property at the time of the Decedent's death, said conveyance resulting in a total conveyance of an undivided One Hundred Percent (100%) interest to Jo Ann Shoemake, Trustee of the Survivor's Trust u/t/a dated 11/10/1999.
- 5. <u>LIMITATION OF COVENANTS</u>. Grantor, expressly limits 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 personas whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the said described real property.

DATED: Janua	W	2/	2016
	7		Silland Stremake
			To Ann Shoemake, Trustee of the Shoemake
			Living Trust dated 11/10/1999
STATE OF WASHINGTON)		
)	SS	
COUNTY OF KING)		

I certify that I know or have satisfactory evidence that Jo Ann Shoemake is the person who appeared before me, and said person acknowledged that she signed this instrument as Trustee of the Shoemake Living Trust dated 11/10/1999 and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this day of day of January, 2016.

NAME: Meek Land (Print Name)

Notary Public in and for the State of Washington

Commission Expires: 10 Be | 1