

After recording, return to:
Anneliese E. Johnson
Inslee, Best, Doezie & Ryder, P.S.
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201605310153

Skagit County Auditor \$74.00
5/31/2016 Page 1 of 2 11:29AM

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. GRANTOR. 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. DESCRIBED PROPERTY. 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

20162100
MAY 31 2016

Amount Paid \$74.00
Skagit Co. Treasurer
By *Jim* Deputy

4. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. Grantor hereby grants, bargains, sells and conveys to Grantee, Jo Ann Shoemaker, Trustee of the Shoemaker Survivor's Trust u/a 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 Shoemaker, Trustee of the Survivor's Trust u/t/a dated 11/10/1999.

DATED: January 21, 2016

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

Dated this 21st day of January, 2016.



NAME: KATHERINE L. GORGESEN
(Print Name)

Notary Public in and for the State of
Washington
Commission Expires: 10/31/16