

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

201606170103  
Skagit County Auditor  
6/17/2016 Page

\$75.00  
1 of 3 1:58PM

## **SPECIAL WARRANTY DEED**

**GRANTOR:** **LEONARD W. CHRISTOFFER, Personal Representative for the Estate of MICHAEL E. CHRISTOFFER, Deceased**

**GRANTEE:** **LEONARD W. CHRISTOFFER, a married man as his separate estate**

**Legal Description;**  
**Abbreviated Form:** Lot 4, Revised SP 64-77, S33 T35 R4 EWM (100% interest)  
Lot 3, Revised SP 64-77, S33 T35 R4 EWM (undivided 50% interest)

**Additional on Page:** Exhibit A

**Assessor's Tax** 3867-000-036-1101; P62516;  
**Parcel No:** 3867-000-036-1002; P62515

THE GRANTOR, **LEONARD W. CHRISTOFFER**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of MICHAEL E. CHRISTOFFER, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 15 4 00140 0, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **LEONARD W. CHRISTOFFER**, a married man as his separate estate, the 100% fee simple interest in Parcel A and an undivided 50% interest in Parcel B legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all after-acquired title of the Grantor therein, situate in the County of Skagit, State of Washington.

The Grantor, for himself and for his 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: June 14, 2016.

Estate of **MICHAEL E. CHRISTOFFER**,  
Deceased

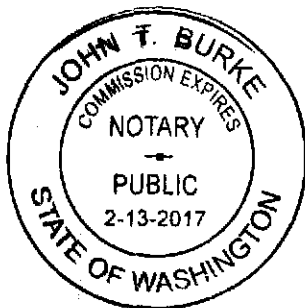
By Leonard Christoffer  
**LEONARD W. CHRISTOFFER**  
Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **LEONARD W. CHRISTOFFER** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the **Personal Representative** of the **Estate of MICHAEL E. CHRISTOFFER, 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 14<sup>th</sup> day of June, 2016.



Printed Name

John T. Burke  
JOHN T. BURKE

NOTARY PUBLIC in and for the State of Wash

My Commission Expires 2-13-2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20162500  
JUN 17 2016

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MM Deputy

**EXHIBIT A**  
**(Legal Description)**

**Parcel A (Skagit County Assessor's Parcel #3867-000-036-1101; P62516)**  
(100% interest)

Lot 4 of Revised Short Plat No. 64-77 located in Section 33, Township 35, Range 4 E.W.M., approved January 10, 1978, recorded in Volume 2 of Short Plats, page 176, under Auditor's File No. 871786.

SUBJECT TO easement as shown on Lot 1 and 2 of Short Plat No. 64-77, approved September 9, 1977, recorded in Volume 2 of Short Plats, page 114, under Auditor's File No. 864338, records of Skagit County, Washington;

SUBJECT TO easements, restrictions and reservations of record.

**Parcel B: Skagit County Assessor's Parcel #3867-000-036-1002; P62515**  
(undivided 50% interest)

Lot 3 of Revised Short Plat No. 64-77 located in Section 33, Township 35, Range 4 E.W.M., approved January 10, 1978, recorded in Volume 2 of Short Plats, page 176, under Auditor's File No. 871786.

SUBJECT TO easement as shown on Lot 1 and 2 of Short Plat No. 64-77, approved September 9, 1977, recorded in Volume 2 of Short Plats, page 114, under Auditor's File No. 864338, records of Skagit County, Washington;

SUBJECT TO easements, restrictions and reservations of record.