



201607150017

Skagit County Auditor \$75.00
7/15/2016 Page 1 of 3 9:04AM

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162974
JUL 15 2016

Amount Paid \$ *4277.00*
Skagit Co. Treasurer
By *Ndm* Deputy

SPECIAL WARRANTY DEED

GRANTOR: **TODD F. CROMPTON**, Personal Representative for the Estate of **MARY D. CROMPTON**, Deceased

GRANTEE: **MICHAEL R. DUFFY** and **DEBRA A. DUFFY**, husband and wife

Legal Description;
Abbreviated Form: Ptn Tr. 14, L.W.L. Co's Samish River Acreage Plat #1

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 3989-001-014-1108; P68669
3989-001-014-1207; P68670

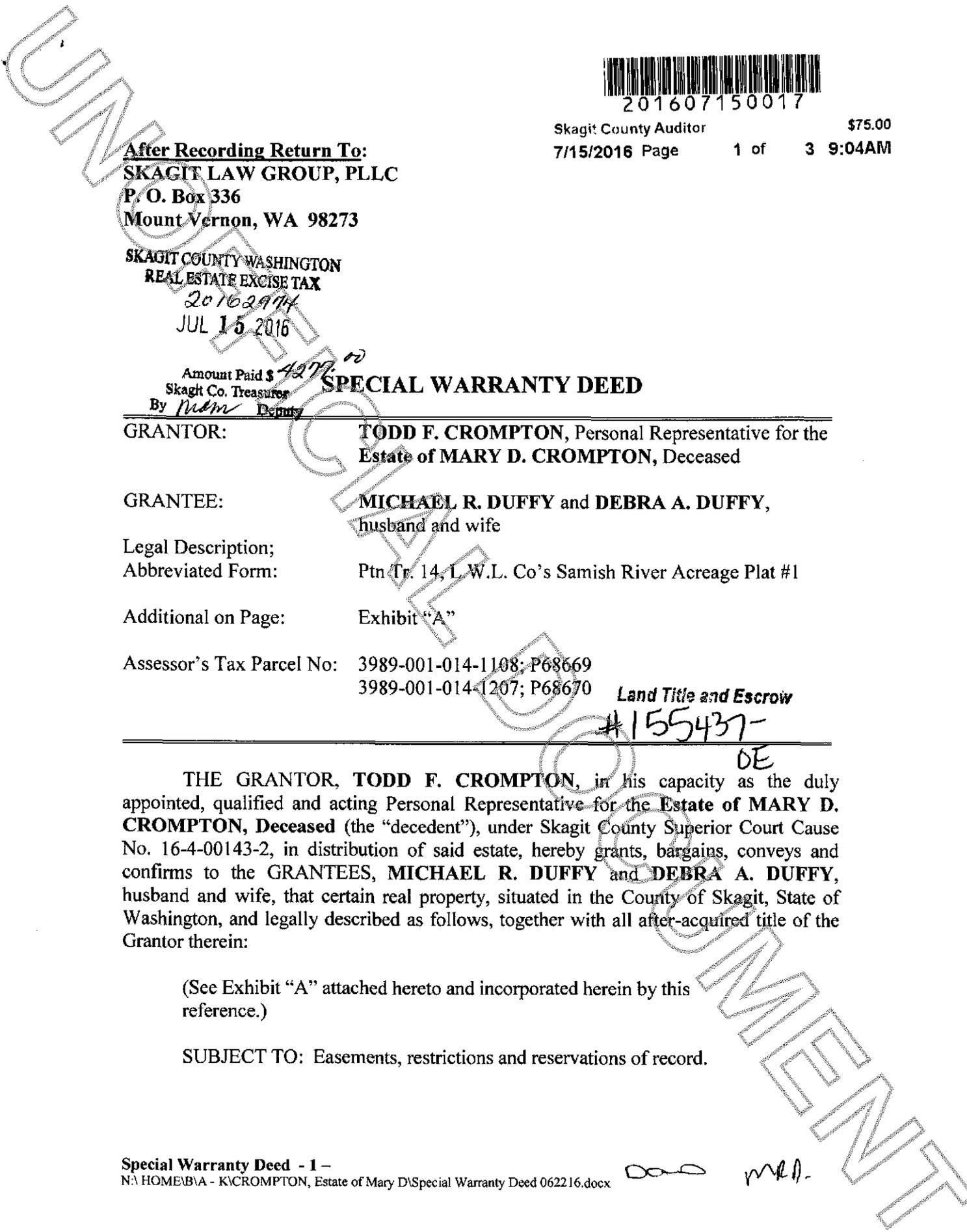
Land Title and Escrow

*#155437-
DE*

THE GRANTOR, **TODD F. CROMPTON**, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **MARY D. CROMPTON, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16-4-00143-2, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEES, **MICHAEL R. DUFFY** and **DEBRA A. DUFFY**, husband and wife, 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:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.



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: July 13, 2016.

Estate of MARY D. CROMPTON, Deceased

By Todd F. Crompton
TODD F. CROMPTON
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TODD F. CROMPTON** 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 MARY D. CROMPTON, 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 13 day of July, 2016.



Celia Gallardo
Printed Name Celia Gallardo
NOTARY PUBLIC in and for the State of Illinois
My Commission Expires 09/25/2018

EXHIBIT "A"
SPECIAL WARRANTY DEED

PARCEL "A":

The South 150.00 feet of the East 142.88 feet of the West ½ of the East ½ of the South ½ of Lot 14, "L.W.L. CO'S SAMISH RIVER ACREAGE, PLAT NO. 1, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington.

(Also known as Lot "C", Short Plat No. 12-71, approved October 14, 1971.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided ¼ interest in the West ½ of the East ½ of the South ½ of said Lot 14, EXCEPT the South 300.00 feet thereof; and in the West 60.00 feet of the East 202.88 feet of the South 300.00 feet of said West ½ of the East ½ of the South ½ of said Lot 14.

(Also known as Lot "E", Short Plat No. 12-71, approved October 14, 1971.)

Situate in the County of Skagit, State of Washington.