



201608100064

Skagit County Auditor

\$76.00

8/10/2016 Page

1 of

4

1:59PM

**After Recording Return To:**

**Skagit Law Group PLLC  
P.O. Box 336  
Mount Vernon, WA 98273**

**SPECIAL WARRANTY DEED**

**GRANTOR:** **HOLGER KOENIG and JOHN T. BURKE**, Co-Personal Representatives for the Estate of **RICHARD O. KOENIG, Deceased**

**GRANTEE:** **TROY FAIR and KIRA FAIR**, husband and wife

**Legal Description:**

Abbreviated Form: PTN SE SE, 26-34-04

**CHICAGO TITLE  
620028125**

Additional on: Pages 1 & 2

Assessor's Tax Parcel No: 340426-4-018-0008 / P2794

THE GRANTORS, **HOLGER KOENIG** and **JOHN T. BURKE**, in their capacity as the duly appointed, qualified, and acting Co-Personal Representatives for the Estate of **RICHARD O. KOENIG, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16-4-00030-4, for and in consideration of distribution of said estate, hereby grant, bargain, convey, and confirm to the GRANTEES, **TROY FAIR** and **KIRA FAIR**, husband and wife, all of Grantors' right, title, and interest in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein:

The South Half of the Northwest Quarter of the Southeast Quarter of the Southeast Quarter and the North Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 26, Township 34 North, Range 4 East, W.M.

EXCEPT that portion lying Easterly of the Westerly line of that certain 40 foot wide strip of land conveyed to Skagit County for road purposes by deed recorded October 9, 1924, under Auditor's File No. 177830.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

DATED: 5th of July, 2016.

Estate of **RICHARD O. KOENIG, Deceased**

By [Signature]  
**HOLGER KOENIG,**  
Co-Personal Representative

By [Signature]  
**JOHN T. BURKE,**  
Co-Personal Representative

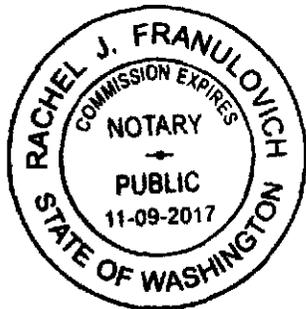
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016/3479  
AUG 10 2016  
Amount Paid \$ 7427.60  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **HOLGER KOENIG** 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 RICHARD O. KOENIG, 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 5th day of July, 2016.



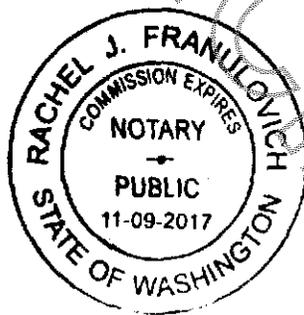
[Signature]  
Printed Name RACHEL FRANULOVICH  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2017

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **JOHN T. BURKE** 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 RICHARD O. KOENIG, 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 5th day of July 2016.



*Rachel J. Franulovich*

Printed Name RACHEL FRANULOVICH  
NOTARY PUBLIC in and for the State of Washington

*my commission exp. 11-09-2017*

UNRECORDED  
FILED  
DOCUMENT

