



201609010032

Skagit County Auditor

\$75.00

9/1/2016 Page

1 of

3 11:10AM

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

SPECIAL WARRANTY DEED

GRANTOR: **LEONARD W. CHRISTOFFER, Personal Representative for the Estate of EDNA M. CHRISTOFFER, Deceased**

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

Legal Description;
Abbreviated Form: **Lot 1, Revised SP 64-77, S33 T35 R4 EWM**

Additional on Page: **Page 1**

Assessor's Tax Parcel No: **3867-000-036-0509, P62510**

THE GRANTOR, **LEONARD W. CHRISTOFFER**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of EDNA M. CHRISTOFFER, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 08 4 00171 7, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **LEONARD W. CHRISTOFFER**, a married man as his separate estate, 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:

Lot 1 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.

TOGETHER WITH 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.

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 EDNA M. CHRISTOFFER,
Deceased**

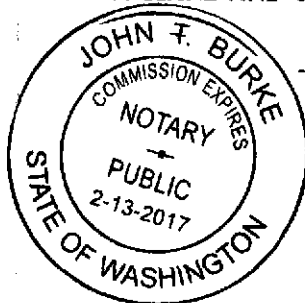
By Leonard Christoffer
LEONARD W. CHRISTOFFER
Personal Representative

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 EDNA M. 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 14th day of June, 2016.



Printed Name

JOHN T. BURKE

NOTARY PUBLIC in and for the State of WA

My Commission Expires 2-13-2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163891

SEP 01 2016

Amount Paid \$ 0

Skagit Co. Treasurer

By Mh Deputy

ESTATE OF: EDNA M. CHRISTOFFER Deceased	CASE NO. 08-4-00171-7 LETTERS TESTAMENTARY SKAGIT COUNTY, WASH FILED JUN 17 2008
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NANCY K. SCOTT, CO. CLERK
Deputy

1.3 The joint personal representatives have qualified.

DATED JUNE 17, 2008.

BY Kristen A. Denton, Deputy Clerk

I further certify that these letters are now in full force and effect.

BY [Signature] Deputy Clerk

