



201609190197

Skagit County Auditor

\$75.00

9/19/2016 Page

1 of

3 4:00PM

When recorded, return to:

Paul and Julia Peck
17233 Brookside Blvd NE
Lake Forest Park, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164217

SEP 19 2016

Parcel No. P118312 / 4780-000-019-000

SPECIAL WARRANTY DEED

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

THE GRANTOR, PAUL ALAN PECK, individually and as Executor of the Estate of HIDEKO S. PECK, deceased, for and in consideration of estate distribution, gifts, grants and conveys to PAUL ALAN PECK and JULIA KAY PECK, husband and wife, the following described real estate, situated in the County of SKAGIT, State of Washington:

Lot 19, DECEPTION SHORES PLANNED UNIT DEVELOPMENT, according to the Plat thereof recorded September 10, 2001 under Auditors File No. 20010910017, records of Skagit County, Washington; situate in a portion of Government Lots 3, 4, 5 and 6, Section 24, Township 34 North, Range 1 East of the Willamette Meridian.

SUBJECT to all easements, restrictions, reservations, and regulations of record.

SUBJECT to Real Estate Purchase Agreement made on April 29, 2016, between KATHLEEN A. BROWN and MATTHEW E. BROWN, husband and wife, as Sellers, and HIDEKO S. PECK, a single person, buyer.

Commonly known as: 15783 North Deception Shore Drive, Anacortes, Washington.

The Deed is for purposes of distribution of the Estate of HIDEKO S. PECK, deceased. King County Superior Court Cause No. 16-4-04537-2SEA. The Executor was granted non-intervention powers on July 28, 2016, and will file a receipt in said Cause Number confirming that all State estate taxes are paid and that there are no Federal estate taxes due.

The Grantor for himself, as executor, and for his successors in interest does hereby expressly limit the covenants of the deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication or in any other manner whatsoever. Grantor does hereby covenant only against the claims of persons lawfully claiming or lawfully to claim in the future.

by, through or under said Grantor and not otherwise. To that extent only, Grantor will forever warrant and defend the title of said described real estate.

DATED this 11th day of August, 2016.

Estate of HIDEKO S. PECK, Deceased

Paul Alan Peck

PAUL ALAN PECK, Individually and as Executor

STATE OF WASHINGTON)

COUNTY OF KING)

On this day personally appeared before me PAUL ALAN PECK, known to me to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Executor of the Estate of HIDEKO S. PECK, deceased, and that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

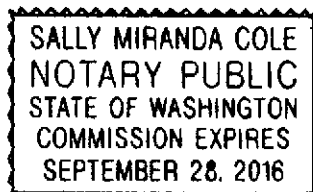
Given under my hand and official seal this 11 day of August, 2016.

Sally Miranda Cole
Printed name: Sally Miranda Cole

Notary Public in and for the State of Washington

Residing at: Seattle

My commission expires: September 28, 2016



FILED

16 JUL 28 AM 11:42

KING COUNTY
SUPERIOR COURT
SEATTLE, WA

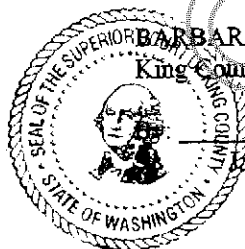
**CERTIFIED
COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF HIDEKO S. PECK DECEASED	NO: 16-4-04537-2 SEA LETTERS TESTAMENTARY (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on July 28, 2016. It appears in and by said will that: PAUL ALAN PECK is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: July 28, 2016.



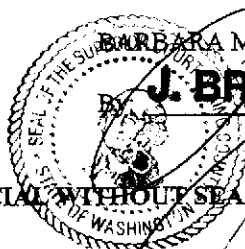
BARBARA MINER
King County Superior Court Clerk

J. BRETZER, Deputy Clerk

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date

JUL 28 2016



BARBARA MINER, Superior Court Clerk

By **J. BRETZER**, Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •