


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

  
201612270036  
Skagit County Auditor  
12/27/2016 Page 1 of 4 10:59AM \$76.00

## **SPECIAL WARRANTY DEED**

**GRANTOR:** **RICHARD A. FRANK and MICHAEL S. FRANK,**  
**Co-Personal Representatives for the Estate of**  
**HARRIETTE F. FRANK, Deceased**

**GRANTEE:** **RICHARD A. FRANK,** a married man as his separate estate,  
and  
**MICHAEL S. FRANK,** a married man as his separate estate

**Legal Description;**  
**Abbreviated Form:** Ptn SE1/4 SW1/4 S18 T35N R9E WM;  
Lot B, SP 54-77

**Additional on Page:** Exhibit A

**Assessor's Tax Parcel No:** 350918-0-007-0003; P44449;  
350918-3-003-0308; P44468

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
2016 5805  
DEC 27 2016

Amount Paid \$0  
Skagit Co. Treasurer  
By *man* Deputy

THE GRANTORS, **RICHARD A. FRANK** and **MICHAEL S. FRANK**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the Estate of **HARRIETTE F. FRANK, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 16 4 00198 0, in distribution of said estate, hereby grant, bargain, convey and confirm to the GRANTEES, **RICHARD A. FRANK**, a married man as his separate estate, and **MICHAEL S. FRANK**, a married man as his separate estate, an undivided one-half fractional interest to each as tenants in common in and to 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 Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

Estate of **HARRIETTE F. FRANK,**  
Deceased

By *Richard A. Frank*  
**RICHARD A. FRANK**  
Co-Personal Representative  
DATED: December 20 2016

Estate of **HARRIETTE F. FRANK,**  
Deceased

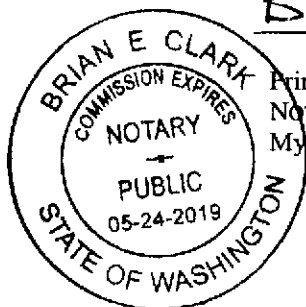
By *Michael S. Frank*  
**MICHAEL S. FRANK**  
Co-Personal Representative  
DATED: December 20 2016

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **RICHARD A. FRANK** and **MICHAEL S. FRANK** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the **Co-Personal Representatives** of the **Estate of HARRIETTE F. FRANK, 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 20<sup>th</sup> day of December, 2016.



*Brian E. Clark*  
Printed Name *Brian E. Clark*  
NOTARY PUBLIC in and for the State of WA  
My Commission Expires 5/24/2019

**Exhibit A**  
**(Legal Description)**

Parcel A

The West 320 feet of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South line of the State Secondary Highway;  
thence South for a distance of 300 feet;  
thence East to the East line of the West 320 feet of said subdivision;  
thence North along said East line for a distance of 260 feet, more or less, to the South line of the State Secondary Highway;  
thence East along said South line to the point of beginning.

Except therefrom that portion described as follows:

Beginning at the intersection of the West line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the South line of the State Secondary Highway;  
thence South for a distance of 220 feet to the true point of beginning of this description;  
thence South 80 feet;  
thence East 80 feet;  
thence North 80 feet;  
thence West 80 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B

Lot B, Short Plat Number 54-77, approved September 15, 1977, recorded September 15, 1977, under Auditor's File Number 864780, records of Skagit County, Washington; being a portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 18, Township 35 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

ESTATE OF:  HARRIETTE E. FRANK  Deceased	CASE NO. 16-4-00198-0 LETTERS TESTAMENTARY
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SEAL OF THE SUPERIOR COURT  
STATE OF  
WASHINGTON  
OF SKAGIT COUNTY

BY *[Signature]* Deputy Clerk