

**After Recording Return To:**

Maggie S. Murphy  
1202 12<sup>th</sup> Street  
Anacortes, WA 98221



201701200053  
Skagit County Auditor  
1/20/2017 Page 1 of 4 \$76.00  
4 11:08AM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2617237  
JAN 20 2017

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

**SPECIAL WARRANTY DEED**

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GRANTOR:	<b>MAGGIE S. MURPHY</b> , as Personal Representative of the <b>Estate of KEVIN T. MURPHY, Deceased</b>
GRANTEE:	<b>MAGGIE S. MURPHY</b> , as Trustee of the KEVIN T. MURPHY Trust fbo KOEN MURPHY BUTTERY and HOLLIS MURPHY BUTTERY, u/w/d 12/15/15, each as to an undivided one-half fractional interest in the Grantor's fee interest, as joint tenants with right of survivorship
Legal Description; Abbreviated Form:	LOT 19 LESS W2' & ALL OF 20, BLK 79, CITY OF ANACORTES
Additional on Page:	Exhibit A
Assessor's Tax Parcel No:	3772-079-020-0000; P55429

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THE GRANTOR, **MAGGIE S. MURPHY**, in her capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of KEVIN T. MURPHY, Deceased**, under Skagit County Superior Court Cause No. 16-4-00177-7, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **MAGGIE S. MURPHY**, as Trustee of the KEVIN T. MURPHY Trust for the benefit of KOEN MURPHY BUTTERY and HOLLIS MURPHY BUTTERY, u/w/d 12/15/15, all of Grantor's right, title, and interest, together with all

after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit,  
State of Washington, legally described as follows:

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

SUBJECT TO: Easements, restrictions, and reservations of record.


AND SUBJECT TO a life estate in **MAGGIE S. MURPHY**, a single woman.

The Grantor, for herself and for her 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: January 19, 2017.

**Estate of KEVIN T. MURPHY, Deceased**

By

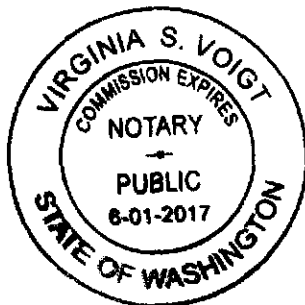
  
**MAGGIE S. MURPHY**  
Personal Representative

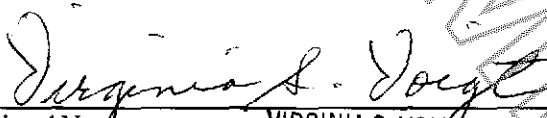
STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **MAGGIE S. MURPHY** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of KEVIN T. MURPHY, 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 19<sup>th</sup> day of January, 2017.



  
Printed Name VIRGINIA S. VOIGT  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/1/17

**EXHIBIT A**

Legal Description:

Lot 19, EXCEPT the West 2 feet, all of Lot 20, Block 79, MAP OF THE CITY OF ANACORTES, according to the plat thereof recorded in Volume 2 of Plats, pages 4 through 7, records of Skagit County, Washington.

**SUPERIOR COURT OF THE STATE OF WASHINGTON  
FOR SKAGIT COUNTY**

ESTATE OF:  KEVIN T. MURPHY  Deceased	CASE NO. 16-4-00177-7  LETTERS TESTAMENTARY
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1.1 The last will of KEVIN T. MURPHY late of Skagit County was duly exhibited proven and recorded in this court on MAY 6, 2016.

1.2 In that will MAGGIE S. MURPHY named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT MAGGIE S. MURPHY is authorized by this court to execute the will of the above decedent according to law.

DATED MAY 6, 2016

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON) ) ss  
COUNTY OF SKAGIT ) )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on MAY 6, 2016.

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

DATED 5/9/16 MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Kristen A. Denton Deputy Clerk

