



201705020050

Skagit County Auditor

\$75.00

5/2/2017 Page

1 of

3 3:59PM

After Recording Return To:

Gwen E. Byrum  
18092 Joy Place  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171867

MAY 02 2017

Amount Paid \$ 3120.<sup>00</sup>

Skagit Co. Treasurer

By *hman* Deputy

Land Title and Escrow

01-161933

**SPECIAL WARRANTY DEED**

**GRANTOR:** SANDRA L. HOLMSTROM, Personal Representative of the Estate of KENNETH A. NYSTUEN, Deceased

**GRANTEE:** GWEN E. BYRUM, a single woman

**Legal Description:**

Abbreviated Form: N 10 FT LOT 11 AND ALL OF LOT 10, COUNTRY LANE ADDITION, VOL 7 OF PLATS, PAGE 37

Additional on: Page 1

**Assessor's Tax Parcel No.:** 3890-000-011-0004 (P64605)

THE UNDERSIGNED GRANTOR, SANDRA L. HOLMSTROM, in her capacity as the duly appointed Personal Representative of the Estate of KENNETH A. NYSTUEN, Deceased, under Skagit County Superior Court Cause No. 16-4-00389-3, for and in consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid, hereby grants, bargains, conveys, and confirms to the GRANTEE, GWEN E. BYRUM, a single woman, 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:

The North 10 feet of Lot 11 and all of Lot 10, COUNTRY LANE ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 37, records of Skagit County, Washington.

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

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 this 2 day of May, 2017.

Estate of **KENNETH A. NYSTUEN, Deceased**

By Sandra L Holmstrom PR  
**SANDRA L. HOLMSTROM**  
Personal Representative

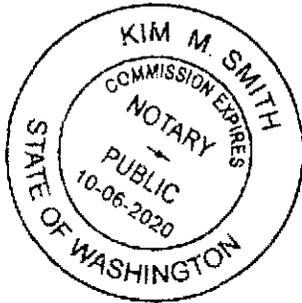
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **SANDRA L. HOLMSTROM** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the Estate of **KENNETH A. NYSTUEN, 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 2 day of May, 2017.



Kim m. Smith  
Printed Name Kim m. Smith.  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10-6-2020

