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Skagit County Auditor

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2/5/2018 Page

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4 11:08AM

After Filing Return To:  
James A. Flaggert  
Davis Wright Tremaine LLP  
1201 Third Avenue  
Suite 2200  
Seattle, WA 98101-3045

### **SPECIAL WARRANTY DEED**

**Grantor(s):**

1. Randall H. Talbot and Margaret Grace Jean Talbot, as trustees of the Casey Reed Talbot 2009 Trust, dated August 6, 2009

**Grantee(s):**

1. Casey Reed Talbot, as his separate property

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Lot 33, BLA Cranberry Hts Phase II

**Assessor's Property Tax Parcel Account Number(s):** P113574

**Reference Numbers of Documents Assigned or Released (if applicable):** N/A

## SPECIAL WARRANTY DEED

THE GRANTORS, Randall H. Talbot and Margaret Grace Jean Talbot, as trustees of the Casey Reed Talbot 2009 Trust, dated August 6, 2009, without consideration and as a partial distribution of the trust, bargain, sell, and convey to Casey Reed Talbot, as his separate property, Grantee, the following described real estate situated in the County of Skagit, State of Washington, subject to all agreements, conditions, covenants, easements, restrictions, and other matters of record, and subject also to all defects, encumbrances, and other matters that would be disclosed by a thorough physical inspection and accurate ALTA/NSPS land title survey of the Property:

Lot 33, "BOUNDARY LINE ADJUSTMENT SURVEY IN CRANBERRY HEIGHTS PHASE II," as recorded November 2, 1999, under Auditor's File No. 199911020010, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 148752-OAE.

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 that against all

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018-439  
FEB 05 2018

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

persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise, they, as trustees, will forever warrant and defend the said described real estate.

DATED: 1/26/, 2018.

Randall H. Talbot  
Randall H. Talbot, trustee of the Casey Reed  
Talbot 2009 Trust, dated August 6, 2009

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 26<sup>th</sup> day of January, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Randall H. Talbot, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed, as trustee, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Patti J. Allen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mill Creek, WA  
My appointment expires 10-19-18  
Print Name Patti J. Allen

DATED: 1/26, 2018.

Margaret Grace Jean Talbot  
Margaret Grace Jean Talbot, trustee of the Casey  
Reed Talbot 2009 Trust, dated August 6, 2009

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 26<sup>th</sup> day of January, 2018, before me, a Notary Public in and for the State of Washington, personally appeared Margaret Grace Jean Talbot, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed, as trustee, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Patti J. Allen  
NOTARY PUBLIC in and for the State of  
Washington, residing at Mill Creek, WA  
My appointment expires 10-19-18  
Print Name Patti J. Allen