



201804110050

Skagit County Auditor

\$76.00

4/11/2018 Page

1 of

3 11:07AM

After Recording Return To:

James R. Hjelt
9672 Farm to Market Road
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 1433
APR 11 2018

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

SPECIAL WARRANTY DEED

GRANTOR: JAMES R. HJELT, as Personal Representative of the Estate of RICHARD L. HJELT, Deceased

GRANTEE: JAMES R. HJELT, a married man as his separate estate

Legal Description:

Abbreviated Form: Lot 2, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P., Westfield Place

Additional on: Page 1

Assessor's Tax Parcel No.: 340419-0-069-0508; P26388

THE UNDERSIGNED GRANTOR, JAMES R. HJELT, in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of RICHARD L. HJELT, Deceased, under Skagit County Superior Court Cause No. 18-4-00103-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, JAMES R. HJELT, a married man as his separate estate, 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:

Lot 2, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P., entitled WESTFIELD PLACE, approved December 14, 1993, and recorded December 15, 1993, in Volume 11 of Short Plats, page 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; being a portion of Government Lot 13, of Section 19, Township 34 North, Range 4 East of the Willamette Meridian.

SPECIAL WARRANTY DEED - 1

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

The Grantor, for himself and for his 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 27 day of MARCH, 2018.

James R. Hjelt
JAMES R. HJELT, Individually and as
Personal Representative of the Estate of
RICHARD L. HJELT, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JAMES R. HJELT** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the Estate of **RICHARD L. HJELT, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27th day of March, 2018.



Virginia S. Voigt
VIRGINIA S. VOIGT
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

