



**201805220037**

05/22/2018 10:35 AM Pages: 1 of 3 Fees: \$76.00  
Skagit County Auditor

When recorded return to:

**Jill Fairchild**  
**Lasher Holzapfel Sperry & Ebberson**  
**601 Union Street, Suite 2600**  
**Seattle, Washington 98101-4000**

**SPECIAL WARRANTY DEED**

THE GRANTOR, Ronald P. Welshons, Personal Representative of the Estate of Linda A. Welshons, in fulfillment of his duties as Personal Representative in the probate of the Estate of Linda A. Welshons, King County Cause No. 17-4-06422-7 SEA, grants, conveys, and confirms to Ronald P. Welshons as Trustee of the Linda A. Welshons Family Trust Dated 08/01/2017 the decedent's community one-half (1/2) interest in and to the following described real estate, situated in the county of Skagit, State of Washington:

Lot 48, "Plat of Blackburn Ridge Division No. 2", as per plat recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Tax Parcel Number(s): 47670000-480000

Dated: 5/8/18

SKAGIT COUNTY WASHINGTON ESTATE OF LINDA A. WELSHONS  
REAL ESTATE EXCISE TAX

2018 2107  
MAY 22 2018

Amount Paid   
Skagit Co. Treasurer  
By *mm* Deputy

By *Ronald P. Welshons*  
Ronald P. Welshons, Personal Representative

California  
STATE OF WASHINGTON  
COUNTY OF ~~KING~~ Riverside

ss.

I certify that I know or have satisfactory evidence that RONALD P. WELSHONS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the Personal Representative of the ESTATE OF LINDA A. WELSHONS, to be the free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 9, 2018

Notary Signature: *Stephanie Allen*  
Name printed or typed: Stephanie Allen  
Notary Public in and for the State of ~~Washington~~ California  
Residing at Palm Desert  
My appointment expires: Apr. 30, 2020



FILED  
17 OCT 20 PM 4:09  
KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE WA

CERTIFIED  
COPY

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF  LINDA A. WELSHONS   DECEASED	NO: 17-4-06422-7 SEA  LETTERS TESTAMENTARY  (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on October 20, 2017. It appears in and by said will that Ronald P. Welshons is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: October 20, 2017.

BARBARA MINER  
King County Superior Court Clerk

By: A. OCHSNER Deputy Clerk  
A. OCHSNER

• NOT OFFICIAL WITHOUT SEAL •



I, BARBARA MINER Clerk of the Superior Court of the State of Washington King County do hereby certify that this copy is a true and perfect transcript of said original as it appears to me and of record in my office and of the whole thereof IN TESTIMONY WHEREOF I have affixed this seal of said Superior Court at my office at Seattle on this date OCT 20 2017



BARBARA MINER Superior Court Clerk  
By: A. OCHSNER  
Deputy Clerk