



201807090092

07/09/2018 12:04 PM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

**After Recording Return To:**

Coleen N. Frederick  
7217 N.E. 147<sup>th</sup> Street  
Kenmore, WA 98028

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 2979  
JUL - 9 2018

Amount Paid \$ 0  
Skagit Co. Treasurer  
By HB Deputy

**SPECIAL WARRANTY DEED**

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GRANTOR: **COLEEN N. FREDERICK**, as Personal Representative  
of the **Estate of MARION V. GIBSON, Deceased**

GRANTEE: **COLEEN N. FREDERICK**, Trustee of the **MARION V.  
GIBSON MARITAL TRUST u/w/d 2/26/14**

Abbreviated Legal: **GOV LOT 3 SEC 2 TWP 33 N R 3 E W.M., EXCEPT W  
429 FT**

Additional Legal on Page: **Exhibit "A"**

Assessor's Tax Parcel No: **330302-0-004-0002 (P15295)**

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THE GRANTOR, **COLEEN N. FREDERICK**, in her capacity as the duly appointed, qualified, and acting Personal Representative for the **Estate of MARION V. GIBSON, Deceased**, under Skagit County Superior Court Cause No. 16-4-00432-6, in distribution of said estate, hereby grants, bargains, conveys, and confirms to **COLEEN N. FREDERICK**, Trustee of the **MARION V. GIBSON MARITAL TRUST u/w/d 2/26/14**, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in 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.

**SPECIAL WARRANTY DEED - 1**

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.

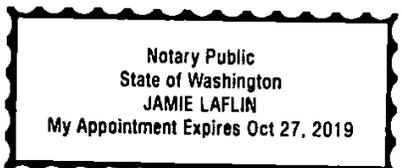
DATED: June 4, 2018.

Coleen N. Frederick  
**COLEEN N. FREDERICK**, as Personal Representative of the **Estate of MARION V. GIBSON, Deceased**

STATE OF WASHINGTON }  
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that **COLEEN N. FREDERICK** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of MARION V. GIBSON, Deceased**, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6<sup>th</sup> day of June, 2018.



Jamie Laflin  
Printed Name Jamie Laflin  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 10/27/2019

**EXHIBIT "A"**

Legal Description:

Parcel (A): Government Lot Three (3) Section (2), Township Thirty-three (33) North, Range Three (3) East of the Willamette Meridian, EXCEPT the West 429 feet thereof and EXCEPT rights of way for roads, dike, and drainage ditch.

Situate in Skagit County, Washington.

**Exhibit "A"**  
**SPECIAL WARRANTY DEED**

