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**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:** N/A

**GRANTOR(S):** Ivan I. Bacus, Jr., Personal Representative of the Estate of  
Ivan I. Bacus, Sr., and Ivan I. Bacus, Jr., Successor Trustee of the Delores A. Bacus  
Testamentary Trust

**ADDITIONAL GRANTORS ON PAGE N/A OF DOCUMENT.**

**GRANTEE(S):** Charles A. Bacus, Jr., a married woman, as his separate property;  
And Christine Bacus Justice, a married woman, as her separate property

**ADDITIONAL GRANTEE ON PAGE OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:**

P127660: Lot 3, Short Plat No. SP90-0043, S ½ of NW ¼,  
Sec. 14, Twp. 35 N, R 5 EWM

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) OF DOCUMENT.** N/A

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P127660

Return to:  
ADAPTIVE LAW FIRM PS  
107 State Street  
Sedro-Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183107

JUL 17 2018

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

SPECIAL WARRANTY DEED

THE GRANTOR, **IVAN I. BACUS, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF IVAN I. BACUS, SR., Skagit County Probate No. 10-4-00176-7**, for and in consideration of distribution pursuant to the Last Will and Testament of **IVAN I BACUS, SR.**, grants, bargains, sells, conveys and confirms all of Grantor's interest; and **IVAN I. BACUS, JR., SUCCESSOR TRUSTEE OF THE DELORES A. BACUS TESTAMENTARY TRUST, Skagit County Probate No. 92-4-00066-1**, and the testamentary trust contained therein, and RCW 11.96A, grants, bargains, sells, conveys and confirms all of Decedent/Grantor's interest to **CHARLES A. BACUS, JR., a married man, as his separate property**; and **CHRISTINE BACUS JUSTICE, a married woman, as her separate property**, each as to an undivided one-half (1/2 interest in the following-described real estate

Lot 3, Short Plat No. SP90-0043, approved April 10, 2008, recorded April 15, 2008 under Auditor's File No. 200804150100, records of Skagit County, State of Washington, lying within the South 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M.;


Situate within the County of Skagit, State of Washington.


Abbreviated legal: Lot 3, Short Plat No. SP90-0043, S1/2 of NW 1/4, Sec. 14, Twp 35 N, R 5 EWM

Tax Parcel No. 127660

The Grantor for said estates 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 do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said-described real estate.

DATED this 8<sup>th</sup> day of May, 2018.

  
IVAN I. BACUS, JR., PR OF THE ESTATE OF  
OF THE ESTATE OF IVAN I. BACUS, SR.

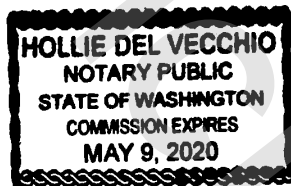
  
IVAN I. BACUS, SUCCESSOR TRUSTEE OF  
THE DELORES A. BACUS TESTAMENTARY  
TRUST


STATE OF WASHINGTON )

:ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that, **IVAN I. BACUS, JR.**, Personal Representative of the Estate of Ivan I. Bacus, Sr., who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 8, 2018.

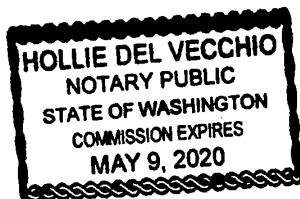
  
Notary Public for the State of Washington.  
My commission expires: May 9, 2020


STATE OF WASHINGTON )

:ss

COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that, **IVAN I. BACUS, JR.**, Successor Trustee of the Delores A. Bacus Testamentary Trust, is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: May 8, 2018.

  
Notary Public for the State of Washington.  
My commission expires: May 9, 2020