

201807170072

07/17/2018 11:19 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

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107 State Street
Sedro Woolley, WA 98284

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): Ivan I. Bacus, Jr., a single man

ADDITIONAL GRANTEE ON PAGE OF **DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION:

P39036: Lot 1 of Short Plat 3-89

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P39036

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2100
JUL 17 2018

Amount Paid \$ 0
By *me* Skagit Co. Treasurer 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 to **IVAN I. BACUS, JR, a single man, as his separate property**, all of Decedent/Grantor's interest in the following-described real estate; and, **IVAN I. BACUS, JR., SUCCESSOR TRUSTEE of the DELORES A. BACUS TESTAMENTARY TRUST, Skagit County Probate No. 92-4-00066-1**, for and in consideration of distribution pursuant to the Last Will and Testament of **DELORES A. BACUS**, and the testamentary trust contained therein, and RCW 11.96A, grants, bargains, sells, conveys and confirms to **IVAN I. BACUS, JR., a single man, as his separate property**, in all of Decedent/Grantor's interest in the following-described real estate situate in the County of Skagit, State of Washington:

Lot 1 of Short Plat No. 90-0043, approved April 10, 2008, recorded April 15, 2008 under Auditor's File No. 200804150100, which is a portion of Lot 1 of Short Plat No. 3-89, approved May 31, 1989, recorded June 5, 1989 in Book 8 of Short Plats, page 129, under Auditor's File No. 8906050028 and being a portion of the South 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 5 East, W.M.

Tax Parcel No. 39036

The Grantor for said estate 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 8th day of May, 2018.

Ivan I. Bacus Jr.

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

Ivan I. Bacus Jr.


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.





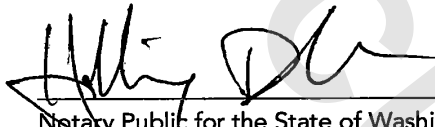
Notary Public for the State of Washington.
My commission expires: May 9, 2020

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