

**After Recording Return To:**  
**Skagit Law Group, PLLC**  
**P.O. Box 336**  
**Mount Vernon, WA 98273**



**201808030026**

08/03/2018 11:27 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 3426  
AUG 03 2018

Amount Paid \$6  
Skagit Co. Treasurer  
By *hnm* Deputy

**SPECIAL WARRANTY DEED**

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**GRANTOR:** **EDDIE P. TJEERDSMA**, Personal Representative of the  
Estate of **MARY JANE TJEERDSMA, Deceased**

**GRANTEE:** **MICHAEL TJEERDSMA**, a single person

**Legal Description:**  
Abbreviated Form: GARDEN MEADOW DIV II, LOT 19A  
Additional on: Exhibit "A"

**Assessor's Tax Parcel No.:** 4564-000-019-0009; P100812

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THE UNDERSIGNED GRANTOR, **EDDIE P. TJEERDSMA**, in his capacity as the duly appointed Personal Representative of the Estate of **MARY JANE TJEERDSMA, Deceased**, under Skagit County Superior Court Cause No. 17-4-00397-29, in distribution of a specific bequest from said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **MICHAEL TJEERDSMA**, a single person, 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:

(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 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 2<sup>nd</sup> day of August, 2018.

Estate of MARY JANE TJEERDSMA, Deceased

By Eddie P. Tjeerdsma  
**EDDIE P. TJEERDSMA**  
Personal Representative

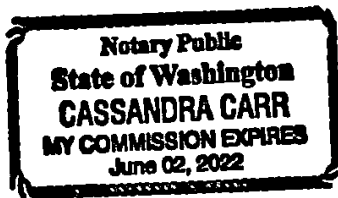
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **EDDIE P. TJEERDSMA** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the Estate of **MARY JANE TJEERDSMA, 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 2<sup>nd</sup> day of August, 2018.



Cassandra Carr  
Printed Name **CASSANDRA CARR**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2022

SPECIAL WARRANTY DEED - 2

**EXHIBIT "A"**

Legal Description:

Lot 19A, "PLAT OF GARDEN MEADOW, DIVISON NO. 2," as per plat recorded as Skagit County Auditor's File No. 9110100033 in Volume 14 of Plats, Page 202, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

11/8/2017

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17-4-00397-29  
LTRTS 7  
Letters Testamentary  
2039303



SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**  
Skagit County Clerk  
Skagit County, WA  
11/06/17

**Estate of MARY JANE TJEERDSMA:**

No. 17-4-00397-29

DECEASED.

LETTERS TESTAMENTARY

**I. BASIS**

1.1 The last will of MARY JANE TJEERDSMA late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on November 06, 2017 .

1.2 In that will EDDIE P TJEERDSMA is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT EDDIE P TJEERDSMA is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 6th day of November, 2017.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON )

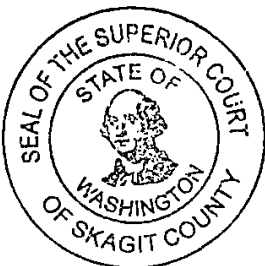
) ss

COUNTY OF SKAGIT )

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on November 06, 2017.

I further certify that these letters are now in full force and effect.

DATED: **AUG 02 2018**



MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk