

**After Recording Return To:**

**Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273**



**201812280054**

12/28/2018 11:41 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2018 5624  
DEC 28 2018

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

**SPECIAL WARRANTY DEED**

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GRANTOR:	<b>JOHN T. NIXON</b> , as Personal Representative of the Estate of <b>GWENDOLYN J. NIXON, Deceased</b>
GRANTEE:	<b>JOHN T. NIXON</b> , a single man
Abbreviated Legal:	Skyline No. 18 – Condominium Lot 22 0.5399% Skyline No. 18 – Condominium Lot 31 0.8398%
Additional Legal on Page:	Exhibit “A”
Assessor’s Tax Parcel Nos.:	3831-000-022-0003; P60257 3831-000-031-0002; P60267

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THE UNDERSIGNED GRANTOR, **JOHN T. NIXON**, in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **GWENDOLYN J. NIXON**, Deceased, under Skagit County Superior Court Cause No. 17-4-00451-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **JOHN T. NIXON**, a single man, 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.

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

**SPECIAL WARRANTY DEED - 1**

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.

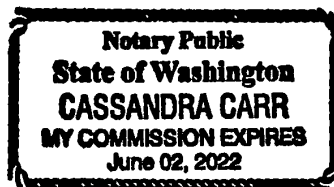
DATED this 26<sup>th</sup> day of December, 2018.


  
\_\_\_\_\_  
**JOHN T. NIXON**, Individually and as  
Personal Representative of the **Estate of**  
**GWENDOLYN J. NIXON, Deceased**

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JOHN T. NIXON** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of GWENDOLYN J. NIXON, 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 26<sup>th</sup> day of December, 2018.



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

**EXHIBIT "A"**Legal Descriptions:3831-000-022-0003; P60257

SKYLINE MARINA, ANACORTES, WA, IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON (A) LOT 22, "SKYLINE NO. 18," ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON; (B) AN UNDIVIDED 0.5399 PERCENTAGE INTEREST IN THE LAND LYING WITHIN THE PLAT OF "SKYLINE NO. 18," AS RECORDED IN VOLUME 9 OF PLATS, PAGES 110 AND 111, RECORDS OF SAID COUNTY, EXCEPT THAT PORTION THEREOF LYING WITHIN LOTS 1 TO 151 INCLUSIVE, OF SAID PLAT.

3831-000-031-0002; P60267

SKYLINE MARINA, ANACORTES, WA, UNIT NO. 31 OF SKYLINE NO. 18, A CONDOMINIUM INTENDED FOR A MOORING BASIN AND MARINA USE ONLY, ACCORDING TO SURVEY MAP AND SET OF PLANS RECORDED IN VOLUME 9 OF PLATS, PAGES 110 AND 111, RECORDS OF SKAGIT COUNTY, WASHINGTON UNDER AUDITOR'S FILE NOS. 745028 AND 745029, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID SURVEY MAP SETTING FORTH AND DELINEATING A DESCRIPTION OF THE LAND AS PROVIDED IN RCW 64.32.090(1) AND ACCORDING TO CONDOMINIUM DECLARATION RECORDED OCTOBER 26, 1970, UNDER AUDITOR'S FILE NO. 745027, RECORDS OF SKAGIT COUNTY, WASHINGTON; TOGETHER WITH A 0.8398 PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPERTAINING TO SAID UNIT; AND TOGETHER WITH THE EXCLUSIVE USE OF THOSE LIMITED COMMON AREAS AND FACILITIES, IF ANY, APPERTAINING TO SAID UNIT, THE GENERAL LOCATIONS OF WHICH ARE SHOWN IN THE SURVEY MAP AND PLANS, BUT THE EXACT DIMENSIONS OF WHICH MAY NOT BE DEFINED.

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

17-4-00451-29  
LRTS 5  
Letters Testamentary  
2261819



**SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY**

**FILED**

Skagit County Clerk  
Skagit County, WA  
12/15/17

**Estate of GWENDOLYN J NIXON:**

No. 17-4-00451-29

**DECEASED.**

**LETTERS TESTAMENTARY**

**I. BASIS**

1.1 The last will of GWENDOLYN J NIXON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 15, 2017.

1.2 In that will JOHN T NIXON is named personal representative.

1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT JOHN T NIXON is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 15th day of December, 2017.

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

**III. CERTIFICATE OF COPY**

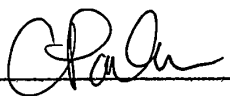
STATE OF WASHINGTON )  
 ) ss  
COUNTY OF SKAGIT )

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 December 15, 2017.

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

DATED: **DEC 28 2018**

MAVIS BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

