

**After Recording Return To:**

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



**201812280078**

12/28/2018 02:29 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2018

Amount Paid \$  
Skagit Co. Treasurer  
By *MG* Deputy

**SPECIAL WARRANTY DEED**

---

GRANTORS:	<b>JOHN T. NIXON and DAVID M. McGuIRE</b> , as Co-Trustees of the <b>JOHN T. AND GWEN J. NIXON TRUST</b> u/t/d 11/4/98
GRANTEES:	<b>JOHN T. NIXON and DAVID M. McGuIRE</b> , as Co-Trustees of the <b>GWENDOLYN J. NIXON DISCLAIMER TRUST</b> u/t/d 11/4/98
Abbreviated Legal:	SKYLINE NO 8 LOT 70
Additional Legal on Page:	Page 1
Assessor's Tax Parcel No.:	3824-000-070-0003; P59727

---

THE UNDERSIGNED GRANTORS, **JOHN T. NIXON** and **DAVID M. McGuIRE**, in their capacities as the Co-Trustees of the **JOHN T. AND GWEN J. NIXON TRUST** u/t/d 11/4/98, in non-pro rata distribution of said Trust upon the death of Trustor **GWENDOLYN J. NIXON**, who died on November 14, 2017, hereby grant, bargain, convey, and confirm to the GRANTEES, **JOHN T. NIXON** and **DAVID M. McGuIRE**, in their capacities as the Co-Trustees of the **GWENDOLYN J. NIXON DISCLAIMER TRUST** u/t/d 11/4/98, all of Grantors' right, title, and interest, together with all after-acquired title of the Grantors, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Tract 70, Skyline #8, as per plat recorded in Volume 9 of Plats, pages 72, 73, and 74, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

**SPECIAL WARRANTY DEED - 1**

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

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

**JOHN T. AND GWEN J. NIXON TRUST**  
u/t/d 11/4/98

  
\_\_\_\_\_  
**JOHN T. NIXON**, Co-Trustee

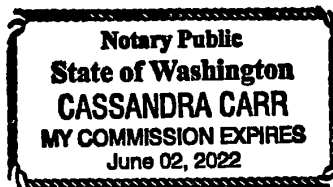
STATE OF WASHINGTON


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 Co-Trustee of the **JOHN T. AND GWEN J. NIXON TRUST** u/t/d 11/4/98, 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.

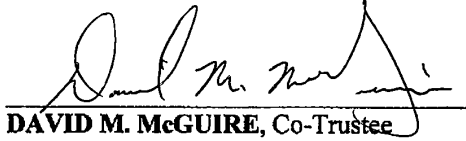


  
\_\_\_\_\_  
Printed Name **CASSANDRA CARR**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2022

**SPECIAL WARRANTY DEED - 2**

**JOHN T. AND GWEN J. NIXON TRUST**

u/t/d 11/4/98

  
**DAVID M. McGUIRE**, Co-Trustee

STATE OF COLORADO

COUNTY OF GUNNISON

} ss.

I certify that I know or have satisfactory evidence that **DAVID M. McGUIRE** 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 Co-Trustee of the **JOHN T. AND GWEN J. NIXON TRUST** u/t/d 11/4/98, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27<sup>th</sup> day of December, 2018.

SARAH HELM ALLEN OTERO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144048198  
MY COMMISSION EXPIRES DEC. 22, 2022



Printed Name Sarah Helm Allen Otero  
NOTARY PUBLIC in and for the State of Colorado  
My Commission Expires 12/22/2022

**SPECIAL WARRANTY DEED - 3**