



201904260029

04/26/2019 10:51 AM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191512

APR 26 2019

Amount Paid \$⁵
Skagit Co. Treasurer
By *Mam* Deputy

SPECIAL WARRANTY DEED

GRANTORS: GAIL A. HOUSER and KAREN G. MAUDEN, Successor Co-Trustees
of the WINIFRED C. HOUSER BYPASS TRUST uwd 9/6/2007

GRANTEES: MARILYN R. HOUSER, a single woman
KAREN G. MAUDEN, a single woman
MARK R. HOUSER, a married man as his separate estate;
KEITH D. HOUSER, a married man as his separate estate;
GAIL A. HOUSER, a single woman

Legal Description:

Abbreviated Form: Lot 3, Revised SP 63-79 S14 T35N R6E WM

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Assessor's Tax Parcel No: 350414-2-009-0204; P36617

THE GRANTORS, GAIL A. HOUSER and KAREN G. MAUDEN, in their capacity as the Successor Co-Trustees of the *Winifred C. Houser Bypass Trust uwd 9/6/2007* (the "Trust") and not in their individual capacity, in distribution of the Trust under the terms of the Last Will of Winifred C. Houser (the decedent) upon the death of the lifetime beneficiary Elivn Ray Houser, grant, bargain, convey and confirm to MARILYN R. HOUSER, a single woman; KAREN G. MAUDEN, a single woman; MARK R. HOUSER, a married man as his separate estate; KEITH D. HOUSER, a married man as his separate estate; and GAIL A. HOUSER, a single woman, as GRANTEES, each as to an undivided one-fifth fractional interest as tenants in common, all of the Grantors' interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

Lot 3, Revised Short Plat No. 63-79, approved May 31, 1983, recorded May 31, 1983, in Volume 6 of Short Plats, page 65, under Auditor's File No. 8305310019,

records of Skagit County, Washington; being a portion of the West 1/2 of the Northwest 1/4 of Section 14, Township 35 North, Range 6 East, W.M.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude 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 Grantors and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 15th day of April, 2019.

**WINIFRED C. HOUSER BYPASS TRUST uwd
9/6/2007**

By: Gail A. Houser
Gail A. Houser, Successor Co-Trustee

By: Karen G. Mauden
Karen G. Mauden, Successor Co-Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **GAIL A. HOUSER** and **KAREN G. MAUDEN** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Successor Co-Trustees** of the *Winifred C. Houser Bypass Trust uwd 9/6/2007*, to be their free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of April, 2019.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2022