

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

202011170111
11/17/2020 02:37 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 17 2020

Amount Paid \$
By *[Signature]* Skagit Co. Treasurer
Deputy

SPECIAL WARRANTY DEED

GRANTOR: **WILLIAM WARWICK III**, Personal Representative of the
Estate of JANE E. WARWICK, Deceased

GRANTEE: **WILLIAM WARWICK**, a married man, as his separate estate

Legal Description:
Abbreviated Form: Tracts 19, 20, 21, and portion of Tract 17, Plat 1, Lakeview
Tracts, Big Lake, Skagit Co., Wash.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 3941-000-020-0002 / P67081

THE UNDERSIGNED GRANTOR, **WILLIAM WARWICK III**, in his capacity as the
duly appointed Personal Representative of the **Estate of JANE E. WARWICK, Deceased**, under
Skagit County Superior Court Cause No. 19-4-00174-29, in distribution of said Estate, hereby
grants, bargains, conveys, and confirms to the GRANTEE, **WILLIAM WARWICK**, a married man
as his separate estate, 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:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

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 9th day of November, 2020.

Estate of JANE E. WARWICK, Deceased

By William M. Warwick III
WILLIAM WARWICK III
 Personal Representative

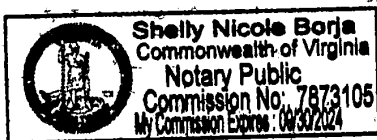
STATE OF VIRGINIA

COUNTY OF Fauquier

} ss.

I certify that I know or have satisfactory evidence that **WILLIAM WARWICK III** 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 JANE W. WARWICK, 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 9 day of November, 2020.



Shelly Nicole Borja
 Printed Name Shelly Nicole Borja
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires 09/30/2024

Exhibit "A"
Legal Description

Tracts 19, 20, and 21, and that portion of Tract 17, lying East of a line that is 68.6 feet West of and parallel with the East line of said Tract 17, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated alley in "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying between Tracts 17, 19, 20 and 21 of said Plat.

Situated in Skagit County, Washington.

EXHIBIT "A"

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
05/22/19

Estate of JANE E WARWICK:	No. 19-4-00174-29 LETTERS TESTAMENTARY
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I. BASIS

1.1 The last will of JANE E WARWICK late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on May 22, 2019.

1.2 In that will WILLIAM WARWICK, III is named personal representative.

1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT WILLIAM WARWICK, III is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 22nd day of May, 2019.

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, 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 May 22, 2019.

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

DATED: May 22, 2019

MELISSA BEATON
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

