03/07/2022 10:37 AM Pages: 1 of 2 Fees: \$204.50

Skagit County Auditor, WA

## AFTER RECORDING RETURN TO:

Kirsten L. Ambach Karr Tuttle Campbell 701 Fifth Avenue, Suite 3300 Seattle, WA 98104

Real Estate Excise Tax Exempt Skagit County Treasurer By <u>Lena Thompson</u> Affidavit No. <u>2022-864</u> Date <u>03/07/2022</u>

## ADMINISTRATOR'S SPECIAL WARRANTY DEED

Document Title: Administrator's Special Warranty Deed

Reference Number(s) of Documents assigned or released: N/A

Grantor: Candace Lynn Glover, as Administrator of the Estate of Darrell Ray Glover, Jr.

Grantees: Candace Lynn Glover, a single woman

Abbreviated Legal description: LAKE CAVANAUGH SUBDIVISION 2, LOT 67, BLOCK 1, AND

LOT 35, BLOCK 3

Assessor's Property Tax Parcel Number: 66687

Real Estate Excise Tax Exempt Transfer: WAC 458-61A-202(6)(f)

The GRANTOR, CANDACE LYNN GLOVER, as Administrator of the Estate of DARRELL RAY GLOVER, JR. (probated in King County, Washington under Cause No. 21-4-06494-2 SEA), in connection with the distribution of the assets of the Estate, hereby grants, conveys, and transfers all of the decedent's interest in the real property described below, situated in the City of Mt. Vernon, County of Skagit, State of Washington, together with all after acquired title of the Grantor therein, to the GRANTEE, Candace Lynn Glover, a single woman, all of the Decedent's interest in and to the following described real estate:

LOT 67, BLOCK 1, AND LOT 35, BLOCK 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 2, ACCORDING TO THE RECORDED PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE AUDITOR OF SKAGIT COUNTY, WASHINGTON, UNDER AUDITOR'S FILE NO. 396262

ASSESSOR'S TAX PARCEL NUMBER: 66687

Commonly known as: 34302 South Shore Drive, Mt. Vernon, Washington 98274.

This transfer is made subject to all easements, encumbrances, restrictions, reservations, conditions, covenants, and other matters of record.

The GRANTOR, in her capacity as the Administrator of the Estate of DARRELL RAY GLOVER, JR., deceased, executes this instrument solely in her fiduciary capacity, and hereby covenants only that she is authorized to make this conveyance in such fiduciary capacity and that against all persons lawfully claiming through or under said GRANTOR, and not otherwise, said GRANTOR will forever warrant and defend the above-described real estate.

The GRANTOR, also confirms, transfers, and conveys to the GRANTEE the GRANTEE'S community property interest in the previously described real estate, so that GRANTEE shall be the sole owner of such real estate.

DATED this 25 day of Tebruary, 2022.

CANDACE LYNN GROVER,
Administrator of the Estate of

DARRELL RAY GLOVER, JR., Deceased

STATE OF WASHINGTON ) ss.
COUNTY OF KING )

I certify that I know or have satisfactory evidence that CANDACE LYNN GLOVER is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Administrator of the Estate of DARRELL RAY GLOVER, JR., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal on this 25 day of February, 2022.

STEN AMON AND ST

(signed name of notary)

(printed name of notary)

Notary Public for the State of Washington

KIRSTEN L. AMBACEL

Residing at SEMPTLE WHI

My appointment expires 12-09-2024