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02/02/2023 01:42 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

AFTER RECORDING RETURN TO:
Stacy Goodman
Carson Noel, PLLC
20 6th Ave NE
Issaquah, WA 98027

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 - 5386
FEB 02 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

LT

Reference Number of Related Document: N/A

Grantor(s): Ann Habenicht, as Administrator of the Estate of Nelson A. Habenicht, deceased;

Ann Habenicht, as Trustee of the Signe N. Habenicht Trust No. 133A;
Ann Masengill Habenicht, an individual

Grantee(s): Jack A. Habenicht, an unmarried individual
Katherine S. Habenicht, an unmarried individual
Ann Masengill Habenicht, an unmarried individual

Abbreviated Legal Description: (20.0000 ac) CU F&A AF#201509170057 TRANS
FROM CU TIMBER #2B AF#779342 1974: PTN NE1/4 NE1/4,
SECTION 25, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., AKA
LOT 3 SK CO SURVEY AF#8308290022

Additional Legal Description is on Page 1 of Document

Assessor's Property Tax Parcel or Account Nos.: 350525-1-001-0002 P40173

SPECIAL WARRANTY DEED

THE GRANTORS, Ann Habenicht as Administrator of the Estate of Nelson A. Habenicht, deceased (Skagit County Superior Court Cause No. 18-4-00234-29), Ann Habenicht, as Trustee of the Signe N. Habenicht Trust No. 133A, and Ann Habenicht, an individual, who acquired title as Ann Masengill Habenicht, for and in consideration of good and valuable consideration, grants, bargains, conveys, and conforms to Jack A. Habenicht, an unmarried individual, as to an undivided 46% interest, Katherine S. Habenicht, an unmarried individual, as to an undivided 46% interest, and to Ann Masengill Habenicht, an unmarried individual, as to an undivided 8%, as tenants-in-common ("Grantee") all of the Grantors' interest in the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor thereto:

Tract 3 of SKAGIT COUNTY SURVEY, recorded August 29, 1983, in Book 5 of Surveys, Pages 42 and 43, under Auditor's File No. 8308290022, records of Skagit County, Washington; being a portion of Government Lots 11 and 12 in Section 24 and that portion of the Northeast Quarter of


the Northeast Quarter in Section 25, both in Township 35 North, Range 5 East of the Willamette Meridian.

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, subject to such express limitation.


Dated this 7th day of January, 2023.

GRANTORS:

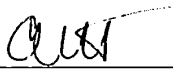
Estate of Nelson A. Habenicht, Deceased

By: 
Ann Habenicht, as Administrator
of the Estate of Nelson A. Habenicht, deceased

Signe N. Habenicht Trust No. 133A, dated February 9, 1989

By: 
Ann Habenicht, as Trustee
of the Signe N. Habenicht Trust No. 133A, dated
February 9, 1989

Ann Masengill Habenicht


Ann Masengill Habenicht

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Ann Habenicht** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the **Administrator of the Estate of Nelson A. Habenicht, deceased**, to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

Dated this 7th day of January, 2023.



Stacy Goodman
Stacy Goodman
NOTARY PUBLIC in and for the State of
Washington, residing at King County.
My Commission expires: 7/19/2024

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that **Ann Habenicht** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the **Trustee of the Signe N. Habenicht Trust No. 133A dated February 9, 1989** to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

Dated this 7th day of January, 2023.



Stacy Goodman
Stacy Goodman
NOTARY PUBLIC in and for the State of
Washington, residing at King County.
My Commission expires: 7/19/2024.

