



202412270045

12/27/2024 01:10 PM Pages: 1 of 3 Fees: \$305.50
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

2024 3412
DEC 27 2024

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

SPECIAL WARRANTY DEED

GRANTOR:	WARREN M. GILBERT , as Trustee of the MARILYN M. GILBERT DISCLAIMER TRUST uwd 6/23/1992, as to an undivided one-twentieth fractional interest
GRANTEE:	PETER A. GILBERT , a single man, as to an undivided one-twentieth fractional interest
Legal Description; Abbreviated Form:	Lots 6, 7, 8, & 9, Blk 12, Map of the Eastern Addition to Mount Vernon
Additional on:	Page 1
Assessor's Tax Parcel No.:	3718-012-009-0003; P52767

THE GRANTOR, **WARREN M. GILBERT**, in his capacity as the Trustee of the **MARILYN M. GILBERT DISCLAIMER TRUST** uwd 6/23/1992, in distribution of said trust, hereby grants, bargains, conveys, and confirms to the GRANTEE, **PETER A. GILBERT**, a single man, one-fifth (1/5) of Grantor's right, title, and interest, together with all after-acquired title of the Grantor in such interest, being an undivided one-twentieth (1/20) fractional interest in the whole, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lots 6, 7, 8, and 9, Block 12, Map of the Eastern Addition to Mount Vernon,
Skagit County, Washington.

SPECIAL WARRANTY DEED-1

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

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 covenant 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: December 27, 2024.

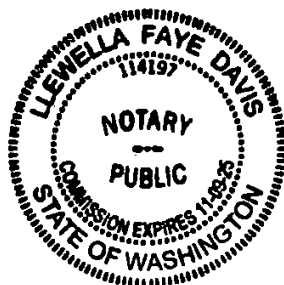
MARILYN M. GILBERT DISCLAIMER
TRUST uwd 6/23/1992

By *Warren M. Gilbert*
WARREN M. GILBERT
Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **WARREN M. GILBERT** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Trustee of the **MARILYN M. GILBERT DISCLAIMER TRUST uwd 6/23/1992** 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 this 27th day of December, 2024.



Llewella Faye Davis
Printed Name Llewella Faye Davis
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2025

SPECIAL WARRANTY DEED-2

CERTIFICATION/ACCEPTANCE OF SUCCESSOR TRUSTEE

COMES NOW, WARREN M GILBERT, whose mailing address is 1320 South 11th Street, Mount Vernon, Washington 98274, Successor Trustee of the MARILYN M. GILBERT DISCLAIMER TRUST u/w/d 06/23/1992, and states under penalty of perjury under the laws of the State of Washington that the following facts are true with respect to the said Trust:

1. The Last Will and Testament of Marilyn M. Gilbert, dated June 23, 1992, was filed in Skagit County Superior Court, under Probate Cause No. 10-4-00296-1, and Warren J. Gilbert, Jr. served as the Personal Representative named in the Will, which provides that any disclaimed interest in the estate passes to Trust, of which Warren J. Gilbert, Jr. was initial trustee.
2. The initial Trustee, Warren J. Gilbert, Jr., died a resident of Skagit County, Washington, August 2, 2021.
3. Warren M. Gilbert makes this certification as evidence of his authority and acceptance of appointment as Successor Trustee and declares that he has, and exercises, all powers granted by the said Trust, and by the laws of the State of Washington as a Trustee.

Dated this 24 day of January, 2022.

MARILYN M. GILBERT DISCLAIMER TRUST u/w/d 6/23/92

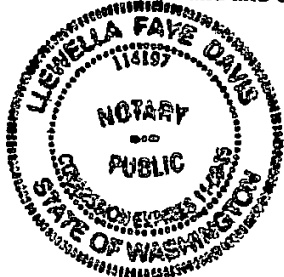
By: _____

WARREN M. GILBERT, Successor Trustee

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

I hereby certify that I know, or have satisfactory evidence, that WARREN M. GILBERT is the person who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24th day of January, 2022.



Notary Public in and for the State of Washington
Residing at Mount Vernon WA
My commission expires: 11-09-25