

After recording, return to:

Anneliese E. Johnson
Inslce, Best, Doezie & Ryder, P.S.
10900 NE 4th Street, Suite 1500
Bellevue, WA 98004

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20250105
Date 01/15/2025

Document title:	Special Warranty Deed
Grantor(s):	Donna Marianna Turner, Individually and as Personal Representative of the Estate of Paul Edgar Turner
Grantee(s)	Donna Marianna Turner, as Trustee of the Paul Turner Disclaimer Trust
Legal description (abbreviated):	Lot 21, Driftwood Tracts of Guemes Island
Assessor's tax parcel number(s):	P65133; 3905-000-021-0005
Property address:	6472 West Shore Road, Anacortes, WA 98221

SPECIAL WARRANTY DEED

1. GRANTOR. The undersigned Grantor, DONNA MARIANNA TURNER, is the duly appointed, qualified and acting Personal Representative of the Estate of Paul Edgar Turner, deceased (the "Estate").

2. ESTATE. Paul Edgar Turner ("Decedent") died on July 4, 2023, and Donna Marianna Turner was appointed Personal Representative on August 24, 2023 in the State of Washington Superior Court for King County in Cause 23-4-05824-8SEA ("Probate Proceedings").

3. NONINTERVENTION POWERS. By Order entered on August 24, 2023 in the Probate Proceedings, Grantor was authorized to settle the Estate without further court intervention or supervision.

4. DESCRIBED COMMUNITY PROPERTY. Included among the property of the Estate was a community interest in the community property described as follows (the "Described Community property"):

Lot 21, "Driftwood Tracts of Guemes Island", according to the recorded plat thereof in the Office of the Auditor of Skagit County, Washington, in Volume 6 of Plats, page 15, together with second class tide lands fronting and abutting upon said Lot.

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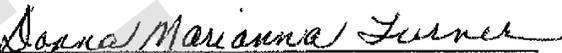
SUBJECT TO: Easements, restrictions and reservations of record, if any.

5. CONVEYANCE OF SURVIVING SPOUSE'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. The Grantor hereby grants, bargains, conveys and confirms, as part of a non pro rata allocation of community property assets, to the Grantee, Donna Marianna Turner, as Trustee of the Paul Turner Disclaimer Trust, a Fifty Percent (50%) interest in the Described Community Property and all after-acquired title and rights of Grantor, which interest represents the surviving spouse's share.

6. CONVEYANCE OF DECEDENT'S COMMUNITY ONE-HALF INTEREST IN DESCRIBED COMMUNITY PROPERTY. The Grantor hereby grants, bargains, and conveys to the Grantee, Donna Marianna Turner, as Trustee of the Paul Turner Disclaimer Trust, a Fifty Percent (50%) interest in the Described Community Property and all after-acquired title and rights of Grantor, which represents the Decedent's one-half (1/2) community property interest in such property. Such conveyance results in a total conveyance of an undivided One Hundred Percent (100%) interest in the Described Community Property to Donna Marianna Trust, as Trustee of the Paul Turner Disclaimer Trust.

7. LIMITATION OF COVENANTS. Grantor, for herself and for her 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 that against all persons whomsoever lawfully claiming or to claim by, through or under the said Grantor and not otherwise, will forever warrant and defend the Described Community Property.

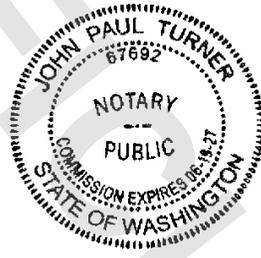
DATED this 12 day of December 2024.

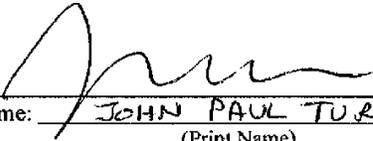

DONNA MARIANNA TURNER, Individually and as
Personal Representative of the Estate of Paul Edgar
Turner, Deceased

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Donna Marianna Turner signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of Paul Edgar Turner, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: December 12, 2024.




Print Name: JOHN PAUL TURNER
(Print Name)
Notary Public in and for the State of Washington residing
at SEATTLE, WA
Commission Expires: 12/19/27