

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20262109
Date 07/06/2026

SPECIAL WARRANTY DEED

GRANTOR: **ALEXANDER E. EMANUELSON**, as Personal
Representative of the **Estates of ERIC D. EMANUELSON**
and **MELISSA S. EMANUELSON**, Deceased

GRANTEES: **ALEXANDER E. EMANUELSON**, a single man; and
APRIL K. EMANUELSON-BARNETT, a married woman
as her separate estate; each as to an undivided one-half
fractional interest, as tenants in common

Legal Description;
Abbreviated Form: UT S-1, FINLEY LANE TOWNHOUSE CONDO

Additional on: Page 2

Assessor's Tax Parcel No.: P111807; 4696-000-004-0000

THE GRANTOR, **ALEXANDER E. EMANUELSON**, in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estates of ERIC D. EMANUELSON and MELISSA S. EMANUELSON, Deceased**, under Skagit County Superior Court Cause No. 25-4-00037-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **ALEXANDER E. EMANUELSON**, a single man, and **APRIL K. EMANUELSON-BARNETT**, a married woman as her separate estate, each as to an undivided one-half fractional interest, as tenants in common, all of Grantor's right, title,

SPECIAL WARRANTY DEED-1

and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of San Juan, State of Washington, legally described as follows:

UNIT S-1 (702), FINLEY LANE TOWNHOUSE CONDOMINIUM, AS SHOWN ON A SURVEY MAP AND PLANS RECORDED AUGUST 13, 1997, IN VOLUME 16 OF PLATS, PAGES 176 THROUGH 178, UNDER AUDITOR'S FILE NO. 9708130020, AND AS IDENTIFIED IN DECLARATION OF CONDOMINIUM RECORDED AUGUST 13, 1997, UNDER AUDITOR'S FILE NO. 9708130031, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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 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: July 6, 2026.

Estates of ERIC D. EMANUELSON and MELISSA S. EMANUELSON, Deceased

By 

ALEXANDER E. EMANUELSON

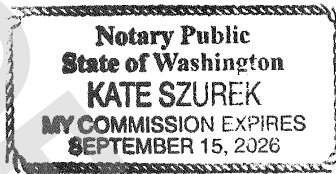
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ALEXANDER E. EMANUELSON** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estates of ERIC D. EMANUELSON and MELISSA S. EMANUELSON, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

SPECIAL WARRANTY DEED-2

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6 day of July, 2026.



Kate Szurek
Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2026

FILEDSkagit County Clerk
Skagit County, WA
4/21/2026SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**Estate of ERIC D EMANUELSON AND
MELISSA S EMANUELSON:**

No. 25-4-00037-29

LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of ERIC D EMANUELSON and MELISSA S EMANUELSON late of SKAGIT County, State of SKAGIT was duly exhibited proven and recorded in this court on April 17, 2026.
- 1.2 In these wills ALEXANDER E. EMANUELSON is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT ALEXANDER E EMANUELSON is authorized by this court to execute the wills of the above decedents according to law.

DATED 04/17/2026.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Maria Rose Bello, Deputy Clerk**III. CERTIFICATE OF COPY**

STATE OF WASHINGTON

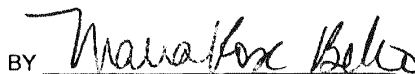
COUNTY OF SKAGIT

ss

I, MELISSA BEATON, COUNTY 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 April 17, 2026.

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

DATED: 04/21/2026

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURTBY 
Deputy Clerk