



201706210052

Skagit County Auditor

\$77.00

6/21/2017 Page

1 of

5 2:24PM

After recording return to:
Lane Powell PC
1420 Fifth Ave, Suite 4200
P.O. Box 91302
Seattle, WA 98111-9402
Attn: Heidi L. G. Orr

Washington State Recorder's Cover Sheet (RCW 65.01)

Document Title(s): Special Warranty Deed
Reference Number(s) of Related Documents:
Grantor(s): Todd D. Peterson, Executor of the Estate of Norman E. Peterson
Grantee(s): Michael G. Vranizan, Trustee of the Lesley Adair Peterson Trust, u/a/d 12/23/2010, as amended and restated 7/7/2016
Abbreviated Legal Description(s): Lots 5 and 8, Block 2, Map of the Town of Samish, Vol 2 of Plats, page 71, Skagit County and Ptn Gov't Lot 2, Section 27, Township 36 North, Range 2 East, W.M., Skagit County <small>Additional legal description on page 1 of document</small>
Assessor's Property Tax Parcel/Account Number(s): 4147-002-008-0004/P75199 and 4147-002-900-0102/P75204

SPECIAL WARRANTY DEED

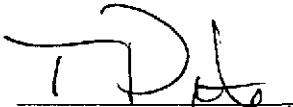
The Grantor, Todd D. Peterson, Executor of the Estate of Norman E. Peterson, for no consideration and pursuant to the terms of the Last Will and Testament of Norman E. Peterson dated December 23, 2010, as entered under King County Superior Cause No. 15-4-00413-9 SEA, bargains, sells and conveys to Michael G. Vranizan, Successor Trustee of the Lesley Adair Peterson Trust, u/a/d 12/23/2010, as amended pursuant to the terms of that certain Agreement pursuant to RCW 11.96A regarding the Norman E. Peterson Irrevocable Trust and the Estate of Norman E. Peterson dated July 7, 2016 ("Grantee"), the following-described real estate, subject to all covenants, conditions, restrictions, liens and encumbrances of recorded, situated in the County of Skagit, State of Washington:

See Exhibit A attached hereto and incorporated herein by this reference.

The Grantor, for itself and for its successors in interest does by these presents expressly limit the covenants of the 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 said Grantor, and not otherwise, Grantor will forever warrant and defend the said described real estate.

DATED: 8/1/16, 2016.

GRANTOR:



Todd D. Peterson, Executor of the
Estate of Norman E. Peterson

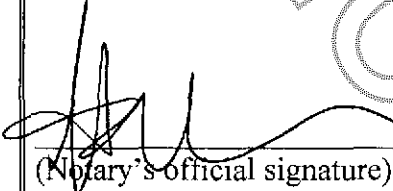
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172726
JUN 21 2017
Amount Paid \$0
Skagit Co. Treasurer
By *John* Deputy

[SEE FOLLOWING PAGE FOR NOTARY ACKNOWLEDGMENT.]

State of Colorado

County of Denver

The foregoing instrument was acknowledged before me this 1 day of August 2016 by the person known to me to be Todd D. Peterson, Executor of the Estate of Norman E. Peterson.


(Notary's official signature)

July 7 2018
(Commission Expiration)

MARIAN E GAMMILL AMORE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20074030388
MY COMMISSION EXPIRES JULY 07, 2018

Notary
Seal

Exhibit A

Legal Description

PARCEL "A":

LOTS 5 AND 8, BLOCK 2, "MAP OF THE TOWN OF SAMISH ON SAMISH ISLAND, WHATCOM COUNTY, W.T.", AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 71, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF VACATED ALLEY IN SAID BLOCK LYING BETWEEN LOTS 5 AND 8.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL "B":

THAT PORTION, IF ANY, OF GOVERNMENT LOT 2 OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING BETWEEN THE SOUTH LINE OF SAID LOT 8 AND THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 AND BETWEEN THE EAST AND WEST LINES OF LOT 8, PRODUCED SOUTH.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**CERTIFIED
COPY**

FILED

2016 AUG 16 AM 11:23

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF NORMAN EDETMER PETERSON DECEASED	NO: 15-4-00413-9 SEA LETTERS TESTAMENTARY (LTRTS)
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The last will of the above named decedent was duly exhibited, proven and filed on JANUARY 17, 2014. It appears in and by said will that: TODD D. PETERSON is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court: August 16, 2016.



BARBARA MINER
King County Superior Court Clerk

By: J. BRETZER, Deputy Clerk

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date JUN 15 2017

BARBARA MINER, Superior Court Clerk

[Signature], Deputy Clerk



• NOT OFFICIAL WITHOUT SEAL •