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05/26/2026 11:07 AM Pages: 1 of 2 Fees: \$304.50
Skagit County Auditor

AFTER RECORDING, MAIL TO:

Laura E. Hoexter
Helsell Fetterman LLP
800 Fifth Avenue – Suite 3200
Seattle, Washington 98104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2026.1562
MAY 26 2026

Amount Paid \$-0
Skagit Co. Treasurer
By Deputy
LT

SPECIAL WARRANTY DEED

Reference # (if applicable):	201610180061
Grantors:	JAMES R. WALKER, individually and as Personal Representative of the ESTATE OF SHARON A. WALKER
Grantee:	JAMES R. WALKER, a single man, as his sole and separate property
Abbreviated Legal Description:	Ptn Lot 13, All Lots 14 & 15, Blk 23, Beale's Maple-Grove Add. To Anacortes.
Assessor's Tax Parcel ID#:	P123069/3775-023-015-0200

Grantors: JAMES R. WALKER, individually and as Personal Representative of the ESTATE OF SHARON A. WALKER for no consideration but for a distribution from the Estate, grants, bargains, sells, and conveys to:

Grantee: JAMES R. WALKER, a single man, as his sole and separate property, the following real estate, situated in Skagit County, Washington, together with all after acquired title of the Grantors therein.

Legal Description:

The East ½ of Lot 13, all of Lots 14 and 15, Block 23, "BEALE'S MAPLE-GROVE ADDITION TO THE CITY OF ANACORTES," as per plat recorded in Volume 2 of Plats, page 19, records of Skagit County, Washington.

(Also known as Parcel B of that Survey recorded July 8, 2005, under Skagit County Auditor's File No. 200507080010).

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all conditions, covenants, restrictions, reservations, easements and agreements of record.

APN: P123069/3775-023-015-0200

Dated: _____

5/15/26

JAMES R. WALKER, Grantor, in his individual capacity
and as Personal Representative of the ESTATE OF
SHARON A. WALKER

STATE OF WASHINGTON)

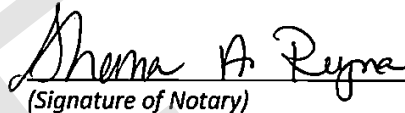
) ss.

COUNTY OF SKAGIT)

I hereby certify that I know or have satisfactory evidence that JAMES R. WALKER is the person who appeared before me, and said person acknowledged that said person signed this Special Warranty Deed individually and as Personal Representative of the ESTATE OF SHARON A. WALKER, and on oath stated it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

5/15/2026


(Signature of Notary)

Shanna A. Reyna
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington.
My appointment expires 11/19/2028