

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. 20262504
Date 08/04/2026

SPECIAL WARRANTY DEED

GRANTOR:	TAMI L. FINLEY , Personal Representative of the Estate of THOMAS M. SPENCER, Deceased
GRANTEE:	TAMI LYN FINLEY , a married woman as her separate estate
Legal Description:	
Abbreviated Form:	MORRIS DAN WATERFRONT TRACTS, LOT 3
Additional on:	Page 1
Assessor's Tax Parcel No.:	5106-000-003-0000; P129599 Swinomish Parcel #S3402340004

THE UNDERSIGNED GRANTOR, **TAMI L. FINLEY**, in her capacity as the duly appointed Personal Representative of the **Estate of THOMAS M. SPENCER, Deceased**, under Skagit County Superior Court Cause No. 17-4-00135-0, in distribution of a specific bequest from said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **TAMI LYN FINLEY**, a married woman as her separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

Lot 3, "ASSESSOR'S PLAT OF MORRIS DAN WATERFRONT TRACTS," as per plat recorded in Volume 7 of Plats, page 98, records of Skagit County, Washington.

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

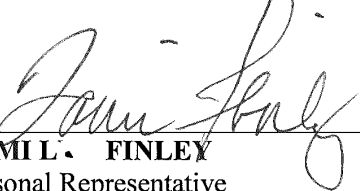
SPECIAL WARRANTY DEED - 1

The 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 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 this 4th day of August, 2026.

Estate of THOMAS M. SPENCER, Deceased

By


TAMI L. FINLEY
Personal Representative

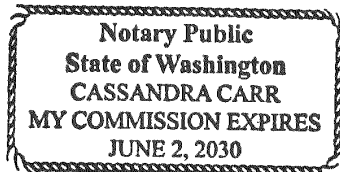
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **TAMI L. FINLEY** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of THOMAS M. SPENCER, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of August, 2026.



Printed Name


CASSANDRA CARR

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 6/2/2030

SPECIAL WARRANTY DEED - 2

17-4-00135-0
LRTTS 25
Letters Testamentary
21085300

**FILED**

Skagit County Clerk
Skagit County, WA
6/12/2026

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

IN RE THE ESTATE OF THOMAS M.
SPENCER:

No. 17-4-00135-0

LETTERS TESTAMENTARY

I. BASIS

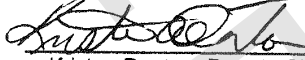
- 1.1 The last will of THOMAS M. SPENCER late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 29, 2017.
- 1.2 In that will TAMI L FINLEY is named personal representative(s).
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TAMI L FINLEY is authorized by this court to execute the will of the above decedent according to law.

DATED 06/12/2026.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT


Kristen Denton, 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 June 11, 2026.

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

DATED: 6/16/26

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

