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YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Jeanne H. Dow, Personal Representative of the Estate of
George S. Dow

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Jeanne H. Dow, Trustee of the George S. Dow Testamentary Trust

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of E 1/2 of SE 1/4 of SW 1/4,
Sec. 17, Twp. 34N, R4E, WM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 34017-0-097-0001/P25696

SPECIAL WARRANTY DEED

THE GRANTOR, JEANNE H. DOW, Personal Representative of the ESTATE OF GEORGE S. DOW, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of GEORGE S. DOW, grants, bargains, sells, conveys and confirms to JEANNE H. DOW, Trustee of the GEORGE S. DOW TESTAMENTARY TRUST, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Island, State of Washington:

That part of the east half of the SE 1/4 of the SW 1/4 of section 17, township 34 north, range 4 east, W.M., described as follows:

Beginning at the southeast corner of said SE 1/4 of the SW 1/4 ; thence north on the east line of said SE 1/4 of the SW 1/4 a distance of 270 feet; thence north 89°56' west 330.22 feet; thence south 0°05'18" west 270 feet to the south line of said SE 1/4 of the SW 1/4; thence south 89°56' east 330.94 feet to the point of beginning, EXCEPT therefrom the following described tracts:

- (a) The east 130 feet thereof.
- (b) The west 100.94 feet of the east 230.94 feet of the south 145 feet of said premises lying north of the north line of Fir Street.
- (c) That portion thereof lying within Fir Street.

The Grantor for said estate 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 said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.



