



200507010122

Skagit County Auditor

7/1/2005 Page 1 of 3 1:27PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Evelyn J. Youngquist, Personal Representative of the
Estate of Marvin K. Youngquist

ADDITIONAL GRANTORS ON PAGE **OF DOCUMENT.**

GRANTEE(S): Evelyn J. Youngquist, a single woman

ADDITIONAL GRANTEES ON PAGE **OF DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION: Tax 38, Ptn. of NW ¼ of NW ¼
Sec. 8, Twp. 34, Range 4

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P24185

SPECIAL WARRANTY DEED

THE GRANTOR, EVELYN J. YOUNGQUIST, Personal Representative of the ESTATE OF MARVIN K. YOUNGQUIST, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of MARVIN K. YOUNGQUIST, grants, bargains, sells, conveys and confirms to EVELYN J. YOUNGQUIST, a single woman, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

TAX NO. 38, PTN NW ¼ BAT NE C SD SUB DK 12 TH W ALG N LI SD SUB 112.76 FT TPB TH W ALG N LI SD SUB 192.72 FT TH S 2-17-15 E 611.31 FT THE E 193.38 FT TH N 2-21-00 W 611.32 FT TPB EXC N 30FT THOF BEING COR AKA PEASE RD & EXC W 30 FT THOF. TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, BEING SOUTHWEST CORNER OF THAT CERTAIN PARCEL AS CONVEYED TO MARVIN K. YOUNGQUIST AND EVELYN YOUNGQUIST UNDER STATUTORY WARRANTY DEED RECORDED IN VOLUME 922 AT PAGES 340 AND 341, UNDER AUDITOR'S FILE NO. 9010010110; THENCE SOUTH 89 DEGREES 01'59" EAST ALONG THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 1 DEGREE 23'18" EAST, 6.21 FEET; THENCE NORTH 89 DEGREES 01'59" WEST, 163.36 FEET TO A POINT WHICH BEARS SOUTH 1 DEGREE 19'35" EAST FROM THE POINT OF BEGINNING. THENCE NORTH 1 DEGREE 19'35" WEST, 6.20 FEET TO THE POINT OF BEGINNING.

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.



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