


FILED AT REQUEST OF/RETURN TO:
SKAGIT LAW GROUP, PLLC
PO BOX 336
MOUNT VERNON, WA 98273


200608310134
Skagit County Auditor
8/31/2006 Page 1 of 3 3:13PM

SPECIAL WARRANTY DEED

GRANTOR: **RUSSELL, ANN**, Personal Representative of the Estate of Wilma Fisher Russell, Deceased

GRANTEE: **RUSSELL, ANN**, a married person as her separate estate

Legal Description

Abbreviated Legal: TAX 121AA BAT NW C OF SE1/4 NW1/4 TH E ALG N LI SD SUB 135FT TH S PLW W LI SUB 205FT TH W TO INT E LI OF EASE GRANT TO R WELTS & W MOORE TH NLY ALG E LI OF EA -SE TO N LI OF SW1/4 NW1/4 TH E TPB & VA CST ADJ

Additional legal: Page 1

Assessor's Tax Parcel: 340429-0-237-0016; P28418

THE GRANTOR, **ANN RUSSELL**, in her capacity as the duly appointed, qualified and acting personal representative for the estate of **WILMA FISHER RUSSELL**, in Skagit County Cause No. 01 4 00262 7, and not in her individual capacity, in distribution of said estate, grants, bargains, conveys and confirms to **ANN RUSSELL**, a married woman as her separate estate, as GRANTEE, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington legally described as follows:

PARCEL A: Part of the South half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$), Section Twenty-Nine (29), Township Thirty-Four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Section; thence East along the North line of said Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), 135 feet; then South parallel with the West line of said

Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), 205 feet; thence West parallel with the North line of said South half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) to intersect with the East line of that certain easement granted to R.O. Welts, Jr. and W.C. Moore, by instrument dated December 16, 1939 and recorded December 18, 1939, in volume 178 of Deeds, page 418, records of said County; thence Northerly along East line of said easement to the North line of Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Section; thence East to the point of beginning.

TOGETHER WITH easement for sewer pipeline dated the 4th day of February, 1953, and recorded in the office of the Skagit County Auditor on the 13th day of April, 1953, in Volume 255 of Deeds, page 484, under Auditor's File No. 487038, more particularly described as follows:

That portion of the Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Twenty-nine (29), Township Thirty-Four (34) North, Range (4) E.W.M., described as follows:

Beginning at a point on the Easterly line of Blodgett Road which is 100 feet South of the North line of said Southwest quarter (SW $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) (said point being the Southwest corner of a tract conveyed to Grantor by Deed recorded in Volume 180 of Deeds, page 127); thence Southerly along the Blodgett Road to its intersection with the Westerly line of a private road easement granted December 16, 1939, to R.O. Welts, Jr. by instrument recorded in Volume 178 of Deeds, page 418; thence Northerly along said private road to a point East of the point of beginning; thence West to the point of beginning.

PARCEL B: That portion of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$) of Section Twenty-nine (29), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the Southeast quarter (SE $\frac{1}{4}$) of the Northwest quarter (NW $\frac{1}{4}$), which point bears South 89°50'40" East from the Northwest corner of said subdivision, a distance of 135.00 feet, and which point bears North 89°50'40" West a distance of 416.5 feet from the intersection of the centerline of Eleventh Street, as established in the City of Mount Vernon, and the said North line of said subdivision; thence South 44°32'44" East, a distance of 85.44 feet; thence in a Southwesterly direction on a curve to the left, the tangent to which at the point of curvature bears South 45°27'16" West having a radius of 209.99 feet and a central angle of 37°34'02" an arc distance of 137.68 feet to a point on the East line of the West 135.00 feet of said subdivision; thence North 0°14'30" East along said East line of the West 135.00 feet of said subdivision, a distance of 181.74 feet to the point of beginning.

All situate in Skagit County, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.



The Grantor, for herself and for her 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, she will forever warrant and defend the said described real estate.

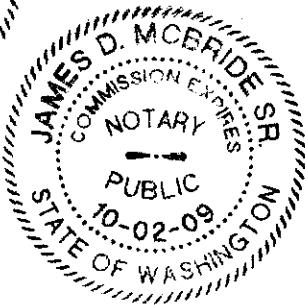
Dated this 22nd day of August, 2006.

Ann Russell
ANN RUSSELL, Personal Representative
Of the Estate of WILMA FISHER RUSSELL

WASHINGTON
STATE OF ~~NEW YORK~~)
: SS
COUNTY OF KING)

I certify that I know or have satisfactory evidence that ANN RUSSELL is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the personal representative of the Estate of WILMA FISHER RUSSELL, deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 24 day of August, 2006.



James D. McBride
Notary Public
JAMES D. MCBRIDE
(Type or Print Name of Notary)
My Appt. Expires: _____

4500
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 31 2006

Amount Paid \$ 0
Skagit Co. Treasurer
By sp



200608310134
Skagit County Auditor