

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



200609150194
Skagit County Auditor

9/15/2006 Page 1 of 4 3:58PM

SPECIAL WARRANTY DEED
(Fulfillment)

GRANTORS: **DONALD I. MOE and DAVID A. MOE**, Co-Personal Representatives of the **Estate of IRVING C. MOE, Deceased**, AND **DONALD I. MOE and DAVID A. MOE**, Co-Trustees of the **PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95**

GRANTEES: **DONALD I. MOE**, a married person as his separate estate, and **GERALD N. MOE**, a married person as his separate estate

Legal Description;
Abbreviated Form:

9303090087
PTN NW 1/4 SW 1/4 SEC 25, TS 34N, R3E WM

Additional on Page:

Exhibit "A"

Fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Assessors Tax Parcel Nos:

Parcel A: 340325-0-054-0003; P22729
Parcel B: 340325-3-003-0108; P22746
Parcel C: 340325-3-001-0001; P22743
Parcel D: 340325-3-002-0000; P22744

SEP 15 2006

Amount Paid To
Skagit Co. Treasurer
By *[Signature]*

THE GRANTORS, **DONALD I. MOE and DAVID A. MOE**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of IRVING C. MOE, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 05-4-00309-0, and in their capacity as Co-Trustees of the **PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95**, in distribution of said estate and trust, hereby grant, bargain, convey and confirm to the GRANTEES, **DONALD I. MOE**, a married person as his separate estate, and to **GERALD N. MOE**, a married person as his separate estate, an undivided one-half fractional

interest to each in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

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

This deed is given in fulfillment of that certain Real Estate Contract between IRVING C. MOE and PHYLLIS N. MOE, husband and wife, as seller, and DONALD I. MOE, a married man as his separate estate, and GERALD N. MOE, a married man as his separate estate, each as to an undivided one-half interest, as purchaser, dated March 5, 1993, and recorded under Skagit County Auditor's File No. 9303090087, and as subsequently assigned by Seller's Assignment of Contract and Deed dated June 15, 1999, and recorded under Skagit County Auditor's File No. 9906160093, and conditioned for the conveyance of the above-described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

Real Estate Excise Tax Paid \$3,322.52 on 3/9/93. *Excise Receipt # 30981*

Estate of IRVING C. MOE, Deceased

By *Donald I. Moe*
DONALD I. MOE
Co-Personal Representative
DATED: *Sept. 13, 2006*

Estate of IRVING C. MOE, Deceased

By *David A. Moe*
DAVID A. MOE
Co-Personal Representative
DATED: *9-15-06*

PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95

By *Donald I. Moe*
DONALD I. MOE
Co-Trustee
DATED: *Sept. 13, 2006*

PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95

By *David A. Moe*
DAVID A. MOE
Co-Trustee
DATED: *9-15-06*

Special Warranty Deed - 2 -
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STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD I. MOE** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of **IRVING C. MOE, Deceased**, and as Co-Trustee of the **PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of September, 2006.

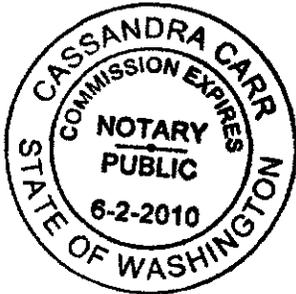


Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of WASHINGTON
My Commission Expires 6/2/2010

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DAVID A. MOE** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Co-Personal Representative of the Estate of **IRVING C. MOE, Deceased**, and as Co-Trustee of the **PHYLLIS N. MOE TESTAMENTARY TRUST UWD 04/12/95**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of September, 2006.



Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of WASHINGTON
My Commission Expires 6/2/2010

Special Warranty Deed - 3 -

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Skagit County Auditor

EXHIBIT "A"
SPECIAL WARRANTY DEED

Parcel A: 340325-0-054-0003; P22729

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point where the South line of the Jungquist County Road intersects the West line of said subdivision; thence East 330 feet along the South line of the County Road to the true point of beginning; thence East 359 feet; thence South at right angles 252 feet; thence West 359 feet, more or less, to a point 330 feet East of the West line of said subdivision; thence North 252 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel B: 340325-3-003-0108; P22746

The South 792 feet of the West 20 rods (330 feet) of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the South 10 feet thereof.

Parcel C: 340325-3-001-0001; P22743

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the West 330 feet thereof; AND ALSO EXCEPT the South 742.5 feet thereof (45 rods); AND ALSO EXCEPT the as built and existing Jungquist County road running along the North line thereof; AND ALSO EXCEPT the North 252 feet of the West 359 feet of the remainder; AND ALSO EXCEPT Drainage District No. 15 ditch right-of-way as conveyed by document recorded under Auditor's File No. 345780, records of Skagit County, Washington.

Parcel D: 340325-3-002-0000; P22744

The South 45 rods (742.5 feet) of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., EXCEPT the West 20 rods (330 feet) thereof; AND ALSO EXCEPT Drainage District No. 15 ditch right-of-way as conveyed by document recorded under Auditor's File No. 345780 in Volume 185 of deeds, page 116, records of Skagit County, Washington.

Exhibit "A"

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