

Filed for Record at Request of:  
Gary T. Jones  
P.O. Box 1245  
Mount Vernon, WA 98273



200612290019  
Skagit County Auditor

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### SPECIAL WARRANTY DEED

Abbreviated Legal Description: TAX 2B N 40FT OF FOL TR BAT INT OF ELY LI OF CO RD WI N LI OF SE1/4 NW1/4 SE1/4 TH SELY ALG ELY LI SD RD 208FT TH NELY IN STR LI 208FT M/L TAP ON N LI OF SW1/4 NE1/4 SE1/4 282FT TO POG TH W 282FT TPB ALL IN SEC 26, and NW1/4 NE1/4 SE1/4 LESS E 100FT

Assessor's Tax Parcel Nos.: P27852, P27923

THE GRANTORS, **IRENE H. LOZIER**, individually, and **IRENE H. LOZIER**, personal representative of the Estate of **LAWRENCE DUANE LOZIER**, deceased, Skagit County Cause No. 06-4-00113-3, in partial fulfillment of a non-pro rata distribution under the decedent's Last Will and Testament, and for no monetary consideration, does hereby grant and convey to **LOZIER FAMILY TRUST u/w dated February 3, 2005**, fee simple title to that certain real property situated in Skagit County, Washington, legally described as follows:

SEE ATTACHED SCHEDULE "A"

The Grantor Estate, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.



**EXHIBIT "A"**

Tax Parcels P27852 and P27923

The Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 26, Township 34 North, Range 4 East, W.M., EXCEPT the East 100 feet thereof as conveyed to C. L. Parker, et ux., by Deed recorded November 29, 1963, under Auditor's File No. 643697, records of Skagit County, AND EXCEPT mineral rights as reserved by the Atlas Lumber Company, et al., by instrument recorded January 19, 1917, under Auditor's File No. 117098, in Volume 105 of Deeds, page 536, records of Skagit County.

ALSO, the North 40 feet of the following described tract:

Beginning at the intersection of the Easterly line of the county road with the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence Southeasterly along the Easterly line of said county road, 208 feet; thence Northeasterly in a straight line 208 feet, more or less, to a point on the North line of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 282 feet East of the point of beginning, thence West 282 feet to the point of beginning, all in Section 26, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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