

After Filing Return To:  
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1201 Third Avenue  
Suite 2200  
Seattle, Washington 98101-3045



200801250121

Skagit County Auditor

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### **SPECIAL WARRANTY DEED**

**Grantor:**

1. Herta Hirschler, individually and as nonintervention personal representative of the Estate of Karl F. Hirschler, under King County, Washington Superior Court Cause No. 06-4-04127-2 SEA

**Grantees:**

1. Herta Hirschler, as her separate estate (89.193%)
2. Elizabeth M. Bond, as her separate estate (10.807%)

**Abbreviated Legal Description** (lot, block and plat name, or section-township-range):

Three tracts of land in Section 17, Township 34 N, Range 2  
East

- ☒ Additional legal description is on Exhibit A of document

**Assessor's Property Tax Parcel Account Number(s):** P20401

**Reference Numbers of Documents Assigned or Released (if applicable):** N/A

## SPECIAL WARRANTY DEED

THE GRANTOR, Herta Hirschler, individually and as nonintervention personal representative of the Estate of Karl F. Hirschler, under King County, Washington Superior Court Cause No. 06-4-04127-2 SEA, without consideration and in partial distribution of the estate and pursuant to Article ELEVENTH (E) of the Last Will and Testament of Karl F. Hirschler dated July 1, 1999 (the "Will"), bargains, sells, and conveys to Herta Hirschler, as her separate estate, as to an undivided 89.193%, and to Elizabeth M. Bond, as her separate estate, as to an undivided 10.807% interest, Grantees, the real estate situated in the County of Skagit, State of Washington, legally described on Exhibit A attached hereto and incorporated herein by this reference.

Herta Hirschler, as designated trustee of the trust created under Article FOURTH (A)(1) of the Will, hereby consents to this distribution. The distribution to Elizabeth M. Bond is as a result of the Disclaimer of Herta Hirschler dated February 13, 2007, and filed in the probate proceedings on February 14, 2007.

The Grantor, for herself and for her successors in interest, 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, individually and as personal representative, will forever warrant and defend the said described real estate.

Dated as of December 31, 2007.



Herta Hirschler, individually, as personal representative, and as designated trustee

#239  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 25 2008

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

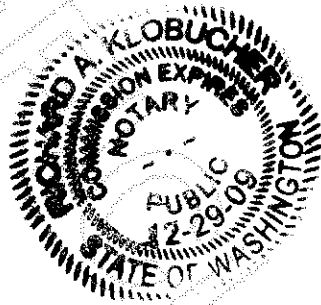
On this 14<sup>th</sup> day of Jan., 2008, before me, a Notary Public in and for the State of Washington, personally appeared Herta Hirschler, personally known to me (or proved



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to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be her free and voluntary act and deed, individually, as personal representative, and as designated trustee, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Ronald A. Klobucher

NOTARY PUBLIC in and for the State of  
Washington, residing at Belleme

My appointment expires 12-29-09

Print Name Ronald A. KLOBUCHER



## EXHIBIT A

### PARCEL A

A tract of land in Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning 69.36 feet South 52 degrees 18'50" West from the meander corner of said Section 17, which is South 4174.05 feet and East 56.59 feet from the North quarter corner of said Section 17; thence North 43 degrees 14'30" West 196.29 feet; thence South 47 degrees 17' West 79.11 feet; thence South 35 degrees 28'40" East 188.87 feet; thence North 52 degrees 18'50" East 106.28 feet to the point of beginning.

TOGETHER WITH that portion of the tidelands of the Second Class in front of said tract and between the Northeasterly and Southwesterly lines of said tract produced, lying within the boundaries of the following described tract, to-wit:

Beginning at the meander corner to Sections 8 and 17, Township 34 North, Range 2 East, W.M.; thence North 15 degrees East 9.697 chains; thence South 75 degrees East 2.727 chains; thence North 63 degrees 45' East 2.977 chains; thence South 2 degrees 43' West 22.214 chains; thence South 7 degrees 19' East 17.942 chains; thence South 4 degrees 30' West 5.00 chains; thence South 17 degrees 47' West 32.75 chains; thence South 50 degrees 30' West 18.00 chains; thence North 39 degrees 30' West 4.545 chains; thence North 50 degrees 30' East 18 chains; thence North 32 degrees 30' East 4.00 chains; thence North 6 degrees East 9.00 chains; thence North 22 degrees 30' East 17.00 chains; thence North 4 degrees 30' East 5.00 chains; thence North 15 degrees West 17.00 chains; thence North 6 degrees West 13.60 chains to the point of beginning.

### PARCEL B

A tract of land in Section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 51 of the Plat of Gibraltar Annex, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington; thence South 13 degrees 43'40" West a distance of 183.93 feet; thence South 27 degrees 59'10" West a distance of 60.01 feet to the most Northerly corner of that certain tract of land conveyed to Ernest L. Jarvis and Helen A. Jarvis by instrument recorded under Auditor's File No. 713031, records of Skagit County, Washington, and the true point of beginning; thence South 47 degrees 17' West along said Jarvis tract a distance of 79.11 feet to the most Westerly corner of said Jarvis tract; thence North 35 degrees 28'40" West a distance of 155.78 feet to the Easterly line of Lot 9, Block 70, of vacated plat of the "Plat of the Townsite of Gibraltar", as per plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington; thence North 2 degrees 10'59" East along the East line of said Lot 9, and said East line extended Northerly a distance of 79.01 feet to the centerline of the vacated alley in said Block 70; thence South 43 degrees 43'33" East a distance of 210.54 feet to the true point of beginning.

### PARCEL C

A tract of land situated in section 17, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 51 of the Plat of Gibraltar, as per plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington; thence North 69 degrees 39'30" West along the Southwesterly boundary of Jura Way, as shown on said plat, a distance of 193.8 feet to the true point of beginning; thence continue North 69 degrees 39'30" West along said street, a distance of 31.57 feet; thence South 2 degrees 10'59" West, a distance of 157.98 feet, more or less, to a point on the centerline of the vacated alley in Block 70 of the vacated plat of "Plat of the Townsite of Gibraltar", as per plat recorded in Volume 1 of Plats, page 19, records of Skagit County, Washington, said point being on the Easterly line of Lot 9 of said Block 70 extended Northerly; thence South 43 degrees 43'33" East, a distance of 41.77 feet to a point which is 30 feet East (as measured at right angles to the Easterly line of said Lot 9); thence North 2 degrees 10'59" East a distance of 177.20 feet to the true point of beginning.

