

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



200808040082
Skagit County Auditor

8/4/2008 Page 1 of 3 9:05AM

SPECIAL WARRANTY DEED

GRANTOR: **JERRY C. NELSON**, Personal Representative for the Estate of **Lea M. Diacos, Deceased**

GRANTEE: **JERRY C. NELSON**, a married person as his separate estate

Legal Description;
Abbreviated Form: PTN SW ¼ SEC 15, TWP 33 N, R 3 E, W.M.

Additional on Page: Exhibit "A"

Assessors Tax Parcel No: 330315-2-003-0004; P15892
330315-3-003-0002; P15901
330315-3-004-0001; P15903
330315-3-005-0000; P15905
330315-3-006-0009; P15907
330316-1-007-0001; P15924
330316-4-003-0009; P15941

2516
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 01 2008
Amount Paid \$ *0*
Skagit Co. Treasurer
By *MF* Deputy

THE GRANTOR, **JERRY C. NELSON**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Lea M. Diacos, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 08-4-00031-1, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, **JERRY C. NELSON**, a married person as his separate estate, all of Grantor's interest 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.)

SUBJECT TO: Easements, restrictions and reservations of record.

Special Warranty Deed - 1 -

\\Maingate\Shared\HOME\BRIAN\A - K\DIACOS, Lea\Estate of Lea\SWD (McMillan Farm) 072208.doc

The Grantor, for himself and for his 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: 7-29, 2008.

Estate of LEA M. DIACOS, Deceased

By Jerry C Nelson
JERRY C. NELSON
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JERRY C. NELSON** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative for the Estate of **LEA M. DIACOS, Deceased**, 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 27th day of July, 2008.



Brian E Clark
Printed Name Brian E. Clark
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5/24/2011



EXHIBIT "A"
SPECIAL WARRANTY DEED

Legal Description:

A tract of land bounded and described thus:

Beginning at the southeast corner of the SW $\frac{1}{4}$ of Section 15, Township 33 North, Range 3 East W. M.; thence North on the North and South center line of said Section to the North line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 15; thence West along said North line of the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ to a point on the East line of Section 16 of said Township which is 30 and 18/100 chains South of the corner common to Sections 9, 10, 15 and 16 of said township; thence continue west to the east line of the Permanent Highway No. 12; thence Southerly along the East line of said highway to the Northerly right of way line of the Brown Slough Dike; thence Easterly along said dike right of way line to the Olof Polson road; thence following the said road to the center of Brown Slough; thence Southerly and Easterly along the center of Brown Slough to the South line of Section 15 aforesaid; thence East on said South line of said Section to the place of beginning, EXCEPTING the following described tracts:

A tract in the SW $\frac{1}{4}$ of said Section 15 beginning 20 feet west of the Southeast corner of said SW $\frac{1}{4}$; thence North 1059.6 feet parallel with the East line of said SW $\frac{1}{4}$; thence West 1440 feet to the East bank of a certain slough; thence Southerly along the East bank of said slough to Brown Slough, near the West line of the SE $\frac{1}{4}$ of said SW $\frac{1}{4}$ of said Section; thence Southeasterly along the North bank of Brown Slough to the South line of Section 15; thence East 500 feet, more or less, to the place of beginning; Also a tract of land in the Southwest $\frac{1}{4}$ of said Section 15 beginning in the center of Brown Slough 1200 feet; 3/7/10 feet West and 268 feet, more or less, North of the South quarter corner of said Section 15; thence North to the center line of a certain slough emptying into Brown Slough located 318 feet North of the South line of said Section 15; thence Northerly along the center line of said Slough to a point 1665 and 3/10 feet North of the South line of said Section 15; thence West parallel with the South line of said Section 15 to the center of Brown Slough; thence Southerly and Easterly along the center line of Brown Slough to close; Excepting also right of way of dike and drainage districts and roads.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Special Warranty Deed

\\Maingate\Shared\HOME\BRIAN\A - K\DIACOS, Lea\Estate of Lea\SWD (McMillan



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