



200808040088

Skagit County Auditor

8/4/2008 Page

1 of

4 9:08AM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Jon T. Aarstad, Personal Representative of the Estate of
Torleiv N. Aarstad

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Berniece M. Aarstad, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: W 471.45 feet of E $\frac{1}{2}$ of SW $\frac{1}{4}$
of 36-35-3, together with ptn. of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of 36-35-3

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P35424, P108113

SPECIAL WARRANTY DEED

THE GRANTOR, **JON T. AARSTAD**, Personal Representative of the **ESTATE OF TORLEIV N. AARSTAD**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **TORLEIV N. AARSTAD**, grants, bargains, sells, conveys and confirms to **BERNIECE M. AARSTAD**, a single woman, decedent's community one-half (1/2) interest of the remaining 70.04 percent interest in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel Nos. P35424 & P108113

The West 471.45 feet of the East half of Southwest Quarter of Section 36, Township 35 North, Range 3 East of the W.M., Skagit County Washington, TOGETHER WITH that portion of the Southeast Quarter of said Southwest Quarter of Section 36 described as follows:

Beginning at the Southwest corner of Lot 1-A, Skagit County Short Plat Number Revised 59-81, according to the map thereof filed in Book 7 of Short Plats at page 47, in the Auditor's office of said county and state; thence North 01°03'55" East, along the West line of said Lot 1-A, for a distance of 185.00 feet to the Northwest corner thereof; thence North 89°05'49" East along the North line thereof for a distance of 135.00 feet to the Northeast corner thereof; thence North 0°03'55" East along the Northerly projection of the East line of said Lot 1-A for a distance of 140.00 feet; thence North 89°56'06" West, at right angles, for a distance of 179.26 feet to the East line of said West 471.45 feet of the East half of the Southwest Quarter of Section 36; thence South 0°03'55" West, along said East line, for a distance of 328.03 feet to its intersection with the North right-of-way margin of Peterson Road; thence North 89°05'49" East, along said North right-of-way margin, for a distance of 44.29 feet to the POINT OF BEGINNING;



EXCEPTING THEREFROM those certain tracts of land conveyed to Jon Torleiv Aarstad and Susan Anne Aarstad, husband and wife, by instrument dated March 15, 1982, and February 1986, and recorded under Auditor's File Numbers 8203190048 and 8602180046, records of Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record.

The Grantor for said estate 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 will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 21st day of July, 2008.

Jon T. Aarstad
JON T. AARSTAD, Personal Representative

2522
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2008

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

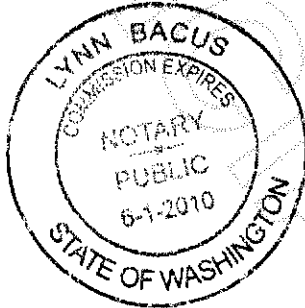


200808040088
Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **JON T. AARSTAD**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 21st day of July, 2008.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Vacant Vernon

