



200812160062  
Skagit County Auditor

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Skagit County Auditor

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

**CORRECTED**  
**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;** GOV LOT 1, SEC 1, TWP 34 N, R 2 E, W.M.; GOV LOTS 3, 4,  
**Abbreviated Form:** 5, 6, AND 7, SEC 6; NE ¼ NW ¼ AND PTN GOV LOT 1; PTN  
GOV LOT 7, SEC 7; TWP 34 N, R 3 E, W.M.; PTN SE ¼ NW ¼  
SEC 7, TWP 34 N, R 3 E, W.M.; PTN GOV LOT 2 AND SE ¼  
NW ¼ AND PTN NE ¼ SW ¼, SEC 7, TWP 34 N, R 3 E, W.M.

**Additional on Page:** Exhibit "A"

**Assessors Tax Parcel No:** 340201-0-001-0006; P19662 ✓  
340306-0-003-0008; P21145 ✓  
340306-0-004-0007; P21146 ✓  
340306-0-005-0006; P21147 ✓  
340306-0-006-0005; P21148 ✓  
340306-0-007-0004; P21149 ✓  
340307-0-001-0009; P21163 ✓  
340307-0-005-0005; P21167 ✓  
340307-0-015-0003; P21176 ✓  
340307-2-001-0005; P21195 ✓  
340307-2-002-0004; P21196 ✓  
340307-2-003-0003; P21197 ✓  
340307-3-001-0003; P21198 ✓

4053  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 16 2008

Amount Paid \$  
Skagit Co. Treasurer  
By *MLM* Deputy

2515  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 01 2008

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

DEED RE-RECORDED TO CORRECT LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED.

Special Warranty Deed - 1 -

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

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.

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.

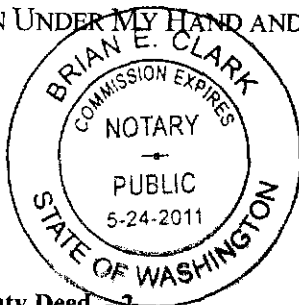
**Estate of LEA M. DIACOS, Deceased**

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 29<sup>th</sup> 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:

Government Lot 1, Section 1, Township 34 North, Range 2 East, W.M.; Government Lots 3, 4, 5, 6 and 7 of Section 6; the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and that portion of Government Lot 1, lying East of Telegraph Slough, and that portion of Government Lot 7, lying West of Indian Slough, Section 7; all in Township 34 North, Range 3 East, W.M.

ALSO beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 7, Township 34 North, Range 3 East, W.M., running South on the half section line to the point of intersection of the Great Northern Railroad right of way; thence Westerly a distance of about 20 feet; thence North parallel to the half section line to the North line of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to a point 17 feet West of the place of beginning; thence East to the Point of Beginning, being the East 17 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  North of the Great Northern Railroad right of way.

EXCEPT dike, ditch and county road rights of way.

ALSO that portion of Government Lot 2, East of Telegraph Slough and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and that portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  lying North of the Great Northern Railway in Section 7, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

Exhibit "A"  
Special Warranty Deed

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ALSO EXCEPT: that portion of Government Lot 1, Section 1, Township 34 North, Range 2 East, W.M.; those portions of Government Lots 3, 4, 5, 6, and 7, Section 6, Township 34 North, Range 3 East, W.M.; and those portions of Government Lots 1, 2, and 7, Section 7, Township 34 North, Range 3 East, W.M.; fully described in that certain quitclaim deed dated November 14, 1995, and recorded under Skagit County Auditor's File No. 9710140063.

Situate in the County of Skagit, State of Washington.

Exhibit "A"

Special Warranty Deed -- Corrected

\\Maingate\Shared\HOME\BRIAN\A - K\DIACOS, Lea\Estate of Lea\EXHIBIT



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