



200907010114

Skagit County Auditor

7/1/2009 Page 1 of 6 3:28PM

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): Theodore R. Erickson, Personal Representative of the Estate of
Lilly E. Erickson

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Theodore R. Erickson, Trustee of the Lilly E. Erickson
Testamentary Trust

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION:

P22276: W 290.5 feet of SW ¼ of NW ¼ of S22-T34N-R3E, W.M.

P22300: E ½ of the SE ¼ of NW ¼ of S22-T34N-R3E, W.M.

P22299: W 290.5 feet of E ½ of the SE ¼ of NW ¼ of S22-T35N-R3E, W.M.

P22302: E 14 acres of the W ½ of SW ¼ of NW ¼ of S22-T34N-R3E, W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 4, 5 & 6 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P22276, P22300, P22299 & P22302

SPECIAL WARRANTY DEED

THE GRANTOR, **THEODORE R. ERICKSON**, Personal Representative of the **ESTATE OF LILLY E. ERICKSON**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **LILLY E. ERICKSON**, grants, bargains, sells, conveys and confirms to **THEODORE R. ERICKSON**, Trustee of the **LILLY E. ERICKSON TESTAMENTARY TRUST**, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)

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 22nd day of June, 2009.

1940
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2009

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

Theodore R. Erickson
THEODORE R. ERICKSON, Personal Representative



200907010114
Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **THEODORE R. ERICKSON**, 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 27th day of June, 2009.

Lynn Bacus

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

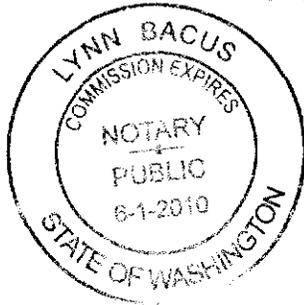


EXHIBIT "A"

1. Commonly known as Mount Vernon Meat Land Parcel 1, the legal description of which is as follows:

Tax Parcel No. 22276

The West 290.5 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
Thence North a distance of 270.0 feet;
Thence West a distance of 300.0 feet;
Thence South a distance of 270.0 feet to the North line of said McLean County Road;
Thence East along the North line of said McLean County Road, to the point of beginning.

Situate in the County of Skagit, State of Washington.

2. Commonly known as Mount Vernon Meat Land Parcel 2, the legal description of which is as follows:

Tax Parcel No. 22300

The East Half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.

EXCEPT that portion lying within the West 290.5 feet of said East half of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$



EXCEPT that portion within the Southeast ¼ of the Northwest ¼ described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 209.5 feet East of the West line of said Southwest ¼ of the Northeast ¼;
Thence North a distance of 270.0 feet;
Thence West a distance of 300.0 feet;
Thence South a distance of 270.0 feet to the North line of said McLean County Road;
Thence East along the North line of said McLean County Road, to the point of beginning.

Also EXCEPT ditch and road rights of way;

Situate in the County of Skagit, State of Washington.

3. Commonly known as Mount Vernon Meat Land Parcel 3, the legal description of which is as follows:

Tax Parcel No. P22299:

The West 290.5 feet of the East Half of the Southeast Quarter of the Northwest Quarter of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT road, dike and drainage ditch right of way, situate in the County of Skagit, State of Washington.

4. Commonly known as Mount Vernon Meat Land Parcel 4, the legal description of which is as follows:

Tax Parcel No. 22302:

The East 14 acres of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT the following described parcel:



Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 230.5 feet; thence South 89 degrees 24' West, a distance 115.00 feet; thence North 0 degrees 10.59" East along said parallel line, a distance of 230.5 feet to the TRUE POINT OF BEGINNING of this property description; AND EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89 degrees 24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼; thence North 0 degrees 10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the TRUE POINT OF BEGINNING of this property description; thence continuing North 0 degrees 10'59" East along said line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 167.00 feet; thence North 89 degrees 24'00" East, a distance of 115.00 feet; thence South 0 degrees 10'00" West, a distance of 167.00 feet; thence South 89 degrees 24' West, a distance of 115.00 feet to the TRUE POINT OF BEGINNING of this property description.

AND ALSO EXCEPT that County Road known as McLean Road along the South line thereof.

