


200907010116
Skagit County Auditor
7/1/2009 Page 1 of 4 3:29PM

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: Ptn. of NW ¼ of S 29-T34N-R3EWM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 4 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P22889

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 32nd day of June, 2009.

1942
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 01 2009

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

Theodore R. Erickson
THEODORE R. ERICKSON, Personal
Representative



200907010116

Skagit County Auditor

EXHIBIT "A"

Commonly known as Sorenson Farm, the legal description of which is as follows:

Tax Parcel No. P22889:

That portion of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 3 East W.M. in Skagit County, Washington, described as follows:

Beginning 2417.3 feet South and 1231.5 feet East of the Northwest corner of said Section 29; thence West 942.5 feet; thence North 2310 feet, more or less, to the Southwesterly line of a tract conveyed to John B. Oosterhof and Alice Oosterhof, husband and wife, by deed dated December 27, 1965, recorded December 29, 1965 under Auditor's File No. 676687; thence Southeasterly along the Southwesterly line of said Oosterhof tract to the center of Calhoun Slough; thence Southeasterly along the center line of said slough to point North of place of beginning; thence South to bank of slough; thence continuing South 1839 feet to place of beginning, EXCEPT ditch right of way and EXCEPT that portion, if any, lying North of the following described line: Beginning at the Northwest corner of said Section 29; thence South $88^{\circ}51'$ East 81 feet; thence South $63^{\circ}08'$ East to the center of Calhoun Slough.

