



201006230081
Skagit County Auditor

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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): Hattie A. Hillier, Personal Representative of the
Estate of Dwight A. Hillier

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Hattie A. Hillier, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lot 3, Skagit County Short Plat No. 30-82,
12-35-4, EWM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P36275 & P36276

SPECIAL WARRANTY DEED

THE GRANTOR, **HATTIE A. HILLIER**, as Personal Representative of the Estate of **DWIGHT A. HILLIER**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **DWIGHT A. HILLIER**, grants, bargains, sells, conveys and confirms to **HATTIE A. HILLIER**, a single woman, decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

Lot 3 of Skagit County Short Plat No. 30-82, approved November 3, 1982 and recorded November 3, 1982, under Auditor's File No. 8211030029, in Volume 6 of Short Plats, page 25 records of Skagit County, Washington, being a portion of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 12, Township 35 North, Range 4 East, W.M.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1861

JUN 23 2010

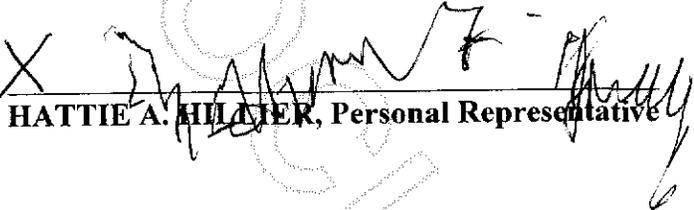
Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

Also that portion of Lot 2 of said Skagit County Short Plat No. 30-82 lying South of a line described as follows:

Beginning at the most Southerly corner of said Lot 2; thence North 40°52'25" West along the Southwesterly line of said Lot 2, a distance of 54 feet; thence North 0°03'17" West along a line common to Lots 2 and 3 of said Short Plat, a distance of 476.71 feet to an angle point, said point being the true point of beginning of said line; thence South 89°41'18" East to the East line of said Lot 2, the terminus of said line.

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 10th day of June, 2010.

X 
HATTIE A. HILSTER, Personal Representative



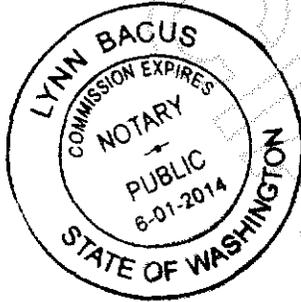
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STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **HATTIE A. HILLIER**, known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 10th day of June, 2010.



Lynn Bacus

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

