

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



201012070037
Skagit County Auditor

12/7/2010 Page 1 of 3 12:15PM

SPECIAL WARRANTY DEED

GRANTORS: **TRACY SHEPLER and VICKI INGOLFSLAND,**
Co-Personal Representatives of the **Estate of JOHN HAMMING, Deceased**
As to an undivided one-half fractional interest

GRANTEES: **TRACY SHEPLER and VICKI INGOLFSLAND,**
Co-Trustees of the **John Hamming Testamentary Trust fbo Vicki Ingolfsland u/w/d 1/20/06**
As to an undivided one-half fractional interest

Legal Description;
Abbreviated Form: Ptn NW 1/4 NE 1/4 SW 1/4, S29 T34N R14E W1N

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos: 340429-0-039-0008; P28175
340429-0-344-0008; P28538

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3091
DEC 07 2010
Amount Paid \$
Skagit Co. Treasurer
By *CM* Deputy

THE GRANTORS, **TRACY SHEPLER and VICKI INGOLFSLAND**, in their capacities as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of JOHN HAMMING, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 09 4 00306 8, in distribution of said estate, hereby grant, bargain, convey, and confirm to the Grantee, **TRACY SHEPLER and VICKI INGOLFSLAND**, Co-Trustees of the **John Hamming Testamentary Trust fbo Vicki Ingolfsland u/w/d 1/20/06**, an undivided one-half fractional interest in and to that certain real property, together with all after-acquired title of the Grantors therein, situated in the County of Skagit, State of Washington, and legally described as follows:

SPECIAL WARRANTY DEED

Those certain tracts of land legally described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, for themselves and for their successors in interest, by these presents expressly limit the covenants of this deed to those herein expressed, exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED this 3rd day of December, 2010.

**ESTATE OF JOHN HAMMING,
Deceased**

By *Tracy Shepler*
**TRACY SHEPLER, Co-Personal
Representative**

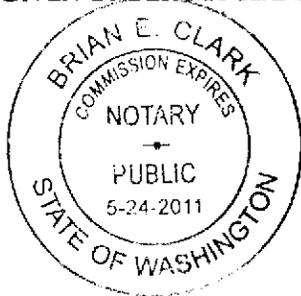
**ESTATE OF JOHN HAMMING,
Deceased**

By *Vicki Ingolfsland*
**VICKI INGOLFSLAND, Co-Personal
Representative**

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TRACY SHEPLER** and **VICKI INGOLFSLAND** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the **Co-Personal Representatives** of the **ESTATE OF JOHN HAMMING, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3rd day of December, 2010.



Brian E. Clark

Printed Name **BRIAN E. CLARK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires *5-24-2011*

SPECIAL WARRANTY DEED

-2-

NA HOME\BRIANA - K\HAMMING, John (Jack)\Estate of John (Jack)\Deed (B)



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Exhibit "A"
(Legal Description)

P28175

That portion of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the east line of said subdivision 341.2 feet South of the Northeast corner thereof; thence South along said East line 283.8 feet, more or less, to a point 35 feet North of the Southeast corner of said subdivision; thence West to the Easterly line of Blodgett Road; thence Northwesterly along Blodgett Road 320 feet, more or less, to a point West of the point of beginning; thence East 432.5 feet, more or less, to the point of beginning.

P28538

That portion of the North 20 feet of the South 35 feet of the Northwest quarter of the Northeast quarter of the Southwest quarter of Section 29, Township 34, North, Range 4 East, W.M., lying east of Blodgett Road, Skagit County, Washington.



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