



201103300085

Skagit County Auditor

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

STATUTORY WARRANTY DEED

GRANTOR: **MARY J. TJEERDSMA**, Individually and as Personal Representative of the **Estate of ROGER A. TJEERDSMA, Deceased**

GRANTEE: **MARY J. TJEERDSMA**, a single person

Legal Description:

Abbreviated Form: Portion of Blk 3, Riverside Addition to Hamilton

Additional on: Exhibit "A"

Assessor's Tax Parcel No: 3922-003-026-0003 (P65607)

THE GRANTOR, **MARY J. TJEERDSMA**, individually and in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of ROGER A. TJEERDSMA, Deceased**, under Skagit County Superior Court Cause No. 10-4-00120-4, in distribution of said estate, conveys and warrants to **MARY J. TJEERDSMA**, a single person, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

On recording this deed all right, title, and interest in the above described property shall

STATUTORY WARRANTY DEED

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
908

MAR 30 2011

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

vest in **MARY J. TJEERDSMA**, a single person.

DATED this 25th day of march, 2011.

Mary J. Tjeerdsma
MARY J. TJEERDSMA, Individually and as
Personal Representative of the **Estate of**
ROGER A. TJEERDSMA, Deceased

STATE OF WASHINGTON }

ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that **MARY J. TJEERDSMA** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of ROGER A. TJEERDSMA, Deceased**, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 25th day of march, 2011.



KATE SZUREK
NOTARY PUBLIC - STATE OF WASHINGTON
My Commission Expires
September 15, 2014

Kate Szurek
KATE SZUREK

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 9-15-2014

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EXHIBIT "A"
STATUTORY WARRANTY DEED

Legal Description:

That portion of Block 3, Plat of Riverside Addition to the Town of Hamilton, recorded in Volume 2 of Plats, Page 83, records of Skagit County, Washington, being more particularly described as follows:

Commencing at the Northwest corner of said Block 3; thence South 88°07'23" East along the North line of said Block 3 a distance of 64.58 feet to the TRUE POINT OF BEGINNING; thence continue along said North line a distance of 287.31 feet to the Northeast corner of said Block 3; thence South 1°10'53" West along the East line of Said Block 3 a distance of 190.75 feet to the Southeast corner of said Block 3; thence North 88°07'23" West to the line of ordinary high water of the Skagit River; thence in a Northwesterly direction along the line of ordinary high water to a point which bears South 1°12'15" West from the true point of beginning; thence North 1°12'15" east to the TRUE POINT OF BEGINNING.

Exhibit A
Statutory Warranty Deed



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