



201106290038

Skagit County Auditor

6/29/2011 Page

1 of

4 9:58AM

After Recording Return To:

**Jane Tjeerdsma
1224 Short Street
Burlington, WA 98233**

LAND TITLE OF SKAGIT COUNTY

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 THE WEST ½ OF TRACT 13, "PLAT OF THE BURLINGTON AGREAGE PROPERTY," SW ¼ SECTION 33, TOWNSHIP 35 NORTH, RANGE 04 EAST, W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No: 3867-000-013-0506; P62351

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.)

STATUTORY WARRANTY DEED

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 28th day of JUNE, 2011.

1913
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2011

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

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

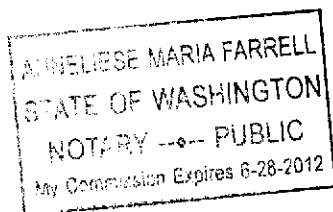
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

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 28th day of JUNE, 2011.



Anneliese Maria Farrell
Printed Name ANNEIESE MARIA FARRELL
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/28/12

STATUTORY WARRANTY DEED



EXHIBIT "A"
STATUTORY WARRANTY DEED

Legal Description:

That portion of the West ½ of Tract 13, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume I of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said West ½ of Tract 13;
thence South 89°46' West along the North line of said Tract,
147.50 feet to the true point of beginning;
thence continue South 89°46' West along said North line a distance
of 33 feet;
thence South 0°23'45" East parallel with the East line of said West
½ of Tract 13, a distance of 120.0 feet;
thence South 63°11'30" West 50.0 feet;
thence South 0°23'45" East 155.38 feet;
thence South 19°38' East 135.93 feet to the Northerly line of the
State Highway;
thence North 63°11'30" East along said Northerly line to a point
that is South 6°05' East from the true point of beginning;
thence North 6°05' West to the true point of beginning.

Except that portion of Tract 13, "PLAT OF BURLINGTON ACREAGE PROPERTY," as per the plat recorded in Volume I of Plats, page 49, records of Skagit County, Washington located in the Southwest ¼ of Section 33, Township 35 North, Range 04 East, W.M., described as follows:

BEGINNING at the Northeast Corner of the West ½ of said Tract 13; thence South 89°45'31" West along the North line of said Tract a distance of 180.50 feet to the TRUE POINT OF BEGINNING; thence South 0°24'42" East parallel with the East line of said West ½ of Tract 13 a distance of 120.00 feet; thence South 63°10'33" West a distance of 50.00 feet; thence South 0°24'42" East a distance of 117.88 feet to an intersection with the North line projected South 78°56'30" West from the Northwesterly corner of that certain tract sold to Roscoe C. Edson and Marilyn Edson, his wife, by contract of sale, recorded May 11, 1965 under Auditors File No. 666204; thence North 78°56'30" East a distance of 103.52

EXHIBIT "A" CONTINUED

Exhibit A
Statutory Warranty Deed



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STATUTORY WARRANTY DEED

feet to the Northwest corner of said tract described and recorded under Auditor's File No. 666204; thence North 06°05'29" West a distance of 242.09 feet to the North line of said tract 13; thence South 89°45'31" West along said North line a distance of 33.00 feet to the TRUE POINT OF BEGINNING.

Situate in Skagit County, Washington.

-End of Exhibit "A"-

Exhibit A
Statutory Warranty Deed



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