



201110110048

Skagit County Auditor

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After Recording Return To:

Sylvia L. Trager
7836 Roosevelt Way N.E.
Seattle, WA 98115

SPECIAL WARRANTY DEED

GRANTOR: **SYLVIA L. TRAGER**, Personal Representative for the Estate of **Carmelita J. McCrary**, Deceased

GRANTEE: **SYLVIA L. TRAGER**, a married person as her separate estate

Legal Description;
Abbreviated Form: PTN SEC 13, 14, 23, 24, TWP 35 N, R 1 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos: Parcel 1: 350113-0-054-0008; P31541
Parcel 2: 350114-0-004-0008; P31545

THE GRANTOR, **SYLVIA L. TRAGER**, in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Carmelita J. McCrary, Deceased** (the "decendent"), under Skagit County Superior Court Cause No. 11-4-00164-4, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **SYLVIA L. TRAGER**, a married person as her separate estate, all of decedent's interest in that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

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

SUBJECT TO: Easements, restrictions and reservations of record

Special Warranty Deed - 1 -

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113058

OCT 11 2011

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

The Grantor, for herself and for her successors in interest, 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: October 7, 2011.

Estate of CARMELITA J. McCRARY, Deceased

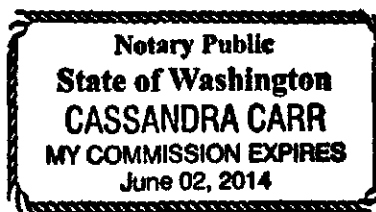
By: Sylvia L. Trager
SYLVIA L. TRAGER, Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that SYLVIA L. TRAGER is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of CARMELITA J. McCRARY, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of October, 2011.



Cassandra Carr
Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2014



EXHIBIT "A"
SPECIAL WARRANTY DEED

Legal Description:

Parcel 1: 350113-0-054-0008; P31541

All that portion of Sections 13, 14, 23 and 24, Township 35 North, Range 1 East, W.M., Skagit County, Washington, described as follows:

Bounded on the North by a line 30 feet South of and parallel to the center line of the Burlington Northern Inc. as now located and constructed.

Bounded on the West by a line parallel to and 23.10 distant Northeasterly, measured at right angles, from the extension of the lot lines between Lots 2 and 3, Block 1, "Northern Pacific Addition," according to the plat recorded in Volume 2 of Plats, Page 9, Records of Skagit County, Washington.

Bounded on the South by the south line of the Burlington Northern Inc. right of way, as shown and designated on "Northern Pacific Addition to Anacortes," according to plat recorded in Volume 2 of Plats, Page 9, Records of Skagit County, Washington (also known as the north line of said plat) and the "Original Plat of the City of Anacortes," according to plat recorded in Volume 2 of Plats, Page 4, Records of Skagit County, Washington.

Bounded on the East by the east line of "A" Avenue, as shown and dedicated on the "Original Plat of the City of Anacortes," according to the plat recorded in Volume 2 of Plats, Page 4, Records of Skagit County, Washington, extended Northerly.

TOGETHER WITH: That portion of the Burlington Northern Railroad designated as reserve right-of-way for the Seattle and Northern Railroad as shown on the plat of "MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington.

TOGETHER WITH a portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the plat map of "NORTHERN PACIFIC ADDITION TO ANACORTES", as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, all being more particularly described as follows:

Exhibit "A"
Special Warranty Deed



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Beginning at the Southwest corner of Block 1 of said plat of Northern Pacific Addition to Anacortes; thence North 21°36'44" West along the Westerly line of said Block 1, a distance of 323.64 feet; thence North 21°36'44" West, a distance of 89.85 feet to the true point of beginning; thence North 21°36'44" West, a distance of 76.28 feet; thence North 63°12'42" East, a distance of 51.39 feet; thence North 65°31'00" East, a distance of 144.71 feet to a point on the Northerly projection of the East line of "A" Avenue; thence South 0°33'46" West along the East line of "A" Avenue, a distance of 64.12 feet; thence South 58°51'30" West, a distance of 173.91 feet to the true point of beginning.

Situated in Skagit County, Washington.

Parcel 2: 350114-0-004-0008; P31545

Parcel "N": That portion of the following described Tract "RR" which lies Northeasterly of the Northwesterly extension of the Southwesterly line of that certain tract of land conveyed to Carmelita J. McCrary by that certain Quit Claim Deed recorded August 30, 1988 as Auditor's File No. 8808300059.

Tract "RR": Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the initial point of said Tract 1 of Section 23; thence West 305 feet; thence South 70 degrees 44' West 855 feet; thence South 23 degrees East 112 feet; thence North 69 degrees 10' East 136 feet; thence North 70 degrees 53' East 533.5 feet; thence North 73 degrees 12' East 444 feet; thence North 17 degrees 45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, and described as follows:

Commencing at the initial point of Tract 1, Plate 7, said Section 23; thence South 17 degrees, 45' West, 32 feet; thence South 73 degrees, 12' West 444 feet; thence South 70 degrees, 53' West, 533 5/10 feet; thence South 69 degrees, 10' West 136 feet; thence North 22 degrees, no minutes West, 40 feet; thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described; thence Northeasterly in a direct line a distance of 200 feet, more

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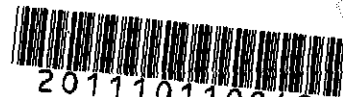
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or less, to a point which bears North 17 degrees, 45' East, 66 feet from the initial point of lot one, Tract 1, Section 23; thence South 17 degrees, 45' West, 66 feet to the place of beginning.

(Note: Said McCrary tract partially adjoins property in Sections 13, 14, 23 and 24 of Township 35 North, Range 1 East, W.M., previously conveyed to Thurston McCrary and Carmelita McCrary by deed recorded July 10, 1978 as Auditor's File No. 883094 at the Northerly end of "A" Ave.)

Situated in Skagit County, Washington.

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