



201202020016

Skagit County Auditor

2/2/2012 Page 1 of 3 10:47AM

**After Recording Return To:**

Robert R. Hart  
15920 Best Road  
Mount Vernon, WA 98273

**SPECIAL WARRANTY DEED**

GRANTOR: **ROBERT R. HART**, as Personal Representative of the Estate of **PHILIP R. JENNINGS**, Deceased

GRANTEE: **ROBERT R. HART**, a married man as his separate estate

Legal Description; Abbreviated Form: Ptn Lots 4 & 5, NW ¼ NE ¼ S29 T34N R3E WM  
Ptn NW ¼ NE ¼ & Ptn Lots 3 & 4 S29 T34N R3E WM  
Prn SW ¼ SE ¼ S20 T34N R3E WM

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos: 340329-1-008-0004; P22904  
340329-1-001-0001; P22902  
340329-1-005-0007; P22903  
230329-0-001-0003; P22882  
340320-4-003-0002; P22206

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012201

FEB 02 2012

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

THE GRANTOR, **ROBERT R. HART**, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **PHILIP R. JENNINGS, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 11 4 00297 7, in distribution of said estate, hereby grants, bargains, conveys and confirms to **ROBERT R. HART**, a married man as his separate estate, as GRANTEE, that certain real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

**SPECIAL WARRANTY DEED**

See legal description on **Exhibit A** attached hereto and incorporated herein by this reference.

**SUBJECT TO:** Easements, restrictions and reservations of record.

The Grantor, for himself and for his 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: February 1, 2012.



**ROBERT R. HART**, as Personal Representative  
of the Estate of **PHILIP R. JENNINS**,  
Deceased

STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **ROBERT R. HART** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of **PHILIP R. JENNINGS, 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 1<sup>st</sup> day of February, 2012.



Printed Name Heather Waldron  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 3-23-2014

**SPECIAL WARRANTY DEED**



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**EXHIBIT A  
(Legal Descriptions)**

340329-1-008-0004; P22904 and 340329-1-001-0001; P22902

A tract of land in Lot 5 and Part of Lot 4 and the Northwest Quarter of the Northeast Quarter of Section 29, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said Section 29; thence North 88°42' West 2066.9 feet along its North line; thence South 2517 feet to Porter's Slough, the South line of said Lot 4; thence Northeasterly along the South line of Lots 4 and 5 to the East line of said Section 29; thence North to the place of beginning.

340329-1-005-0007; P22903, 340329-0-001-0003; P22882 and 340320-4-003-0002; P22206

The West 571.6 feet of the Northwest quarter of the Northeast quarter Northerly of Calhoun Slough and the West 571.6 feet of Lot 4 Easterly of Calhoun Slough and all of Lot 3 East of Calhoun Slough in Section 29, Township 34, North, Range 3, E.W.M.

Also, the South 135 feet of the Southwest quarter of the Southeast quarter of Section 20, Township 34 North, Range 3 East, W.M.

**SPECIAL WARRANTY DEED**

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