

Return To: Gilbert & Gilbert Lawyers, Inc., P.S.
314 Pine Street
Mount Vernon, WA 98273



201204250050
Skagit County Auditor

4/25/2012 Page 1 of 2 10:59AM

SPECIAL WARRANTY DEED

THE GRANTOR, JOHN HANSON, as Personal Representative of the Estate of SHIRLEY D. HANSON, deceased, conveys and confirms to JOHN E. HANSON, all present and after acquired interest in and to the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Tax Account No: P47984 360322-0-011-0006

DR18 DK04 CWA; THAT PORTION OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST OF THE W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 WITH THE EAST LINE OF THE PACIFIC HIGHWAY RIGHT OF WAY; THENCE EAST ON THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 TO THE WEST LINE OF THE GREAT NORTHERN RAILWAY RIGHT OF WAY; THENCE SOUTH 132 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID NW1/4 OF THENCE SW1/4 TO THE EAST LINE OF THE AFORESAID HIGHWAY RIGHT OF WAY; THENCE NORTHERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, EXCEPT DIKE AND DRAINAGE DITCH RIGHTS OF WAY, IF ANY. ALSO TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST 1/4 CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 34' 28" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 107.75 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF STATE HIGHWAY #SR11, KNOWN AS CHUCKANUT DRIVE, BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 34' 28" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 22, A DISTANCE OF 364.72 FEET TO THE WESTERLY RIGHT OF WAY MARGIN OF THE GREAT NORTHERN RAILWAY; THENCE NORTH 25 DEGREES 22' 23" WEST ALONG SAID WESTERLY RIGHT OF WAY MARGIN OF RAILWAY, A DISTANCE OF 22.76 FEET; THENCE SOUTH 89 DEGREES 25' 57" WEST A DISTANCE OF 356.54 FEET TO THE EASTERLY RIGHT OF WAY MARGIN OF SAID CHUCKANUT DRIVE; THENCE SOUTH 6 DEGREES 15' 09" EAST ALONG SAID RIGHT OF WAY MARGIN A DISTANCE OF 14.41 FEET TO THE TRUE POINT OF BEGINNING.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121129

APR 25 2012

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

