



201206180171

Skagit County Auditor

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After Recording Return To:

Sigrid J. Barnett
9469 Green Road
Burlington, WA 98233

SPECIAL WARRANTY DEED

GRANTOR: **SIGRID BARNETT**, Personal Representative for the Estate of **Barbara Dykers Lee, Deceased**

GRANTEES: **DOREEN WARDENAAR**, as Personal Representative for the Estate of **LAWRENCE H. DYKERS, Deceased;**
SIGRID J. BARNETT, a married person as her separate estate;
and
GRETCHEN A. DYKERS, a single person

Legal Description;
Abbreviated Form: PTN N 1/2 N 1/2 SW 1/4 SEC 33, TWP 34 N, R 3 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 340333-0-005-0003 (P23072)

THE GRANTOR, **SIGRID BARNETT**, in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Barbara Dykers Lee, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 06-4-00290-3, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **DOREEN WARDENAAR**, as Personal Representative for the Estate of **LAWRENCE H. DYKERS, Deceased;** **SIGRID J. BARNETT**, a married person as her separate estate; and **GRETCHEN A. DYKERS**, a single person, each as to an undivided one-third (1/3) interest, 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) **SKAGIT COUNTY WASHINGTON**

REAL ESTATE EXCISE TAX

2012 1756

JUN 18 2012

Special Warranty Deed - 1 -

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

SUBJECT TO: Easements, restrictions and reservations of record; and

FURTHER SUBJECT TO: Restrictions on sale contained in the decedent's Second Codicil to Last Will and Testament, dated February 12, 2004, as filed with the Skagit County Superior Court under Cause No. 06-4-00290-3.

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: May 25, 2012.

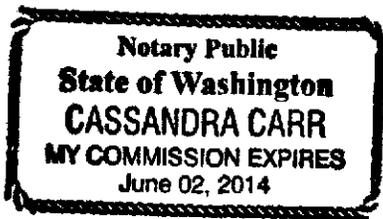
Estate of BARBARA DYKERS LEE, Deceased

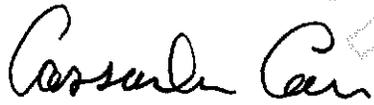
By 
SIGRID BARNETT
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that SIGRID BARNETT 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 BARBARA DYKERS LEE, 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 25th day of May, 2012.





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:

That portion of the North 1/2 of the North 1/2 of the S.W. 1/4 of Section 33, Township 34 North, Range 3 East W.M., described as follows:

Beginning at the S.W. corner of said subdivision; thence North 0°57'40" West along the West line of said subdivision, 188.24 feet to the true point of beginning of this description; thence 88°17'15" East parallel with the South line of said subdivision 184.55 feet; thence North 1°42'45" West 4 feet; thence North 88°17'15" East 110 feet, more or less, to the West line of Chilberg Road; thence Northwesterly along the West line of said road to a point that is 330 feet South of the North line of said subdivision; thence West parallel to the North line of said subdivision, 165 feet, more or less to the West line of said subdivision; thence South 0°57'40" East along the West line of said subdivision to the true point of beginning.

SUBJECT TO: Right of way for pipe line granted by J. H. Chilberg and Margaret J. Chilberg, husband and wife, to Pleasant Ridge Cemetery Association, as recorded in Volume 119 of Deeds, page 536, records of Skagit County, Wash.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Special Warranty Deed



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