

After Recording Return To:



201208140014

Skagit County Auditor

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## SPECIAL WARRANTY DEED

GRANTORS: **DEBORAH A. SEAY** and **ERIC G. KIRN**, Co-Personal  
Representatives for the **Estate of Betty J. Kirn, Deceased**

GRANTEES: **DEBORAH A. SEAY**, a married woman as her separate estate,  
and  
**ERIC G. KIRN**, a single man  
*Each as to an undivided one-half fractional interest as  
tenants in common*

Legal Description;  
Abbreviated Form:

Ptn SE ¼ NE ¼ S32 T33N R4E WM;  
E ½ SE ¼ NE ¼ S32 T33N R4E WM;  
Ptn NW ¼ SW ¼ S33 T33N R4E WM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Additional on Page: Exhibit A

20122451  
AUG 14 2012

Assessor's Tax Parcel No: 330432-1-014-0201; P104210  
330432-1-013-0002; P17616  
330433-3-007-0005; P17716

Amount Paid \$  
Skagit Co. Treasurer  
By *[Signature]* Deputy

THE GRANTORS, **DEBORAH A. SEAY** and **ERIC G. KIRN**, in their capacity as the  
duly appointed, qualified, and acting Co-Personal Representatives for the **Estate of Betty J. Kirn,  
Deceased** (the "decedent"), under Snohomish County Superior Court Cause No. 11 4 01123 8, in  
distribution of said estate, hereby grant, bargain, convey, and confirm to the GRANTEES,  
**DEBORAH A. SEAY**, a married woman as her separate estate, and **ERIC G. KIRN**, a single  
man, each as to an undivided one-half fractional interest as tenants in common, that certain real  
property, together with all after-acquired title of the Grantors therein, situated in the County of  
Skagit, State of Washington, and legally described as follows:

SPECIAL WARRANTY DEED

(See legal description in **Exhibit A** attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

**Estate of BETTY J. KIRN, Deceased**

By *Deborah A. Seay*  
**DEBORAH A. SEAY**  
Co-Personal Representative

DATED: August 9, 2012

**Estate of BETTY J. KIRN, Deceased**

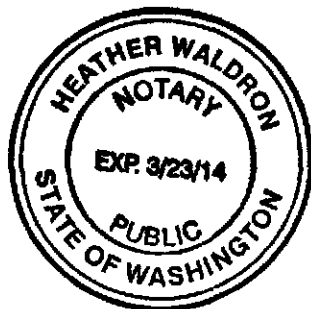
By *E. G. Kirn*  
**ERIC G. KIRN**  
Co-Personal Representative

DATED: August 9, 2012

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DEBORAH A. SEAY** and **ERIC G. KIRN** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of the **Estate of BETTY J. KIRN, 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 9<sup>th</sup> day of August, 2012.



*Heather Waldron*  
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 Description)**

330432-1-014-0201; P104210

That part of the following described Tract "X" lying Northerly of the following described Line 1:  
EXCEPT that part lying Westerly of the following described Line 2:

LINE 1:

Beginning at a point opposite Highway Engineer's Station (hereinafter referred to as HES) H 16+08.31 PT and 50 feet Southerly from the H Line Survey of SR 5, 284<sup>th</sup> Street, N.W. to Conway Hill;  
thence Westerly to a point opposite HES H 12+19.19 PC and a distance of 60 feet Southerly therefrom;  
thence Northwesterly, parallel with said H Line to a point opposite HES H 8+00;  
thence Northwesterly to a point opposite HES H 7+00, and a distance of 50 feet Southerly therefrom;  
thence Northwesterly and parallel with said H Line to a point opposite HES H 2+00, and the end of Line 1 description.

LINE 2:

Beginning at a point opposite HES A 22+00 and 100 feet Northerly from the A Line Survey of said SR 5;  
thence Northeasterly to a point opposite HES A 25+00 and 150 feet Northerly therefrom;  
thence Northerly to a point opposite HES LR 540+00 and 340 feet Southwesterly from the LR Line Survey of said SR 5;  
thence Northwesterly to a point opposite HES LR 542+50 and 273 feet Southwesterly therefrom, and the end of Line 2 description.

Tract "X":

The Southeast ¼ of the Northeast ¼ of Section 32, Township 33 North, Range 4 East, W.M.

EXCEPT the East 20 feet thereof as conveyed to Skagit County by deed recorded May 15, 1928, under Auditor's File No. 213245 (Vol. 147 of Deeds, page 232), and

EXCEPT the right-of-way for the as built and existing county road along the North line thereof, and

EXCEPT those portions deeded to the State of Washington by deeds recorded February 15, 1934 and June 5, 1956, under Auditor's File Nos. 260621 and 536972, respectively.

EXCEPTING FROM THE REMAINDER THEREOF, the following described tract:



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Beginning at the Southwest corner of said subdivision;  
thence South 88°46'12" East, along the South line of said subdivision 363.10 feet;  
thence North 2°16'09" East, parallel with the West line of said subdivision 534.39 feet to a point which lies 50.00 feet Southerly at right angles to the Highway Engineer's H Line Survey of SR 5, 284<sup>th</sup> Street N.W. to the Conway Hill;  
thence North 68°47'29" West, parallel with said H Line, 381.11 feet to a point opposite Highway Engineer's Station H 2+31.40 PT and 50.00 feet Southerly from said H Line;  
thence continuing Northwesterly parallel with said H Line along a curve concave to the North, having a radius of 200.00 feet, an arc distance of 2.72 feet to the intersection with the West line of said subdivision;  
thence South 2°16'09" West along said West line 665.58 feet to the point of beginning.

TOGETHER WITH reasonable access from the Northwesterly remnant of said Tract "X" to the Cul-de-sac and also reasonable access to the H Line from the Southerly remnant of Tract "X" as reserved in Decree of Appropriation filed March 6, 1973 in Skagit County Cause No. 32543.

Situate in the County of Skagit, State of Washington.

330432-1-013-0002; P17616

The East ½ of the Southeast ¼ of the Northeast ¼ of Section 32, Township 33 North, Range 4 East, W.M., except road and except those portions conveyed to the State of Washington by deeds dated January 15, 1934, and May 1, 1956, filed March 5, 1934, and June 5, 1956, as File Nos. 260621 and 536972, and recorded in Volumes 164 and 278 of Deeds at pages 60 and 715, respectively; situate in the County of Skagit, State of Washington.

330433-3-007-0005; P17716

That portion of the Northwest ¼ of the Southwest ¼ of Section 33, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section 165 feet South of the Northwest corner of the Northwest ¼ of the Southwest ¼;  
Thence East 1320 feet, more or less, along the South line of a tract conveyed to Ida Swanson by deed recorded August 24, 1926, in Volume 141 of Deeds, page 214, records of Skagit County, Washington, to the East line of said Northwest ¼ of the Southwest ¼;  
Thence South along said East line a distance of 165 feet;  
Thence West 1320 feet, more or less, to the Section line;  
Thence North along said Section line a distance of 165 feet to the point of beginning.



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EXCEPT that portion lying Westerly of the Easterly line of that portion deeded to the State of Washington for Primary State Highway No. 1 by deed recorded March 5, 1934, under Auditor's File No. 260619, records of Skagit County, Washington, and  
EXCEPT those portions condemned by the State of Washington by decrees entered October 10, 1956, and February 16, 1972, in Skagit County Cause Nos. 23734 and 32313, respectively.  
Situate in the County of Skagit, State of Washington.



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