



201208150061

Skagit County Auditor

8/15/2012 Page

1 of

5 2:37PM

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Richard S. Duffy, Personal Representative of the Estate of
Richard Duffy

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Richard S. Duffy, Trustee under the Will of Richard Duffy

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Sec. 17, Twp. 34, R4, Ptn. SE-NE

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P25886, P25681 & P25771

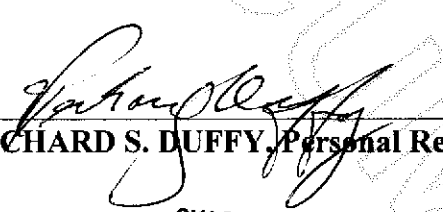
SPECIAL WARRANTY DEED

THE GRANTOR, **RICHARD S. DUFFY**, Personal Representative of the **ESTATE OF RICHARD DUFFY**, Deceased, Skagit County Probate No. 03-4-00130-9, for and in fulfillment of the conditions set forth in the Last Will and Testament of **RICHARD DUFFY**, grants, bargains, sells, conveys and confirms to **RICHARD S. DUFFY, TRUSTEE UNDER THE WILL OF RICHARD DUFFY**, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)

The Grantor for said estate 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 13th day of August, 2012.



RICHARD S. DUFFY, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20122457
AUG 14 2012

Amount Paid \$0
Skagit Co. Treasurer
By MM Deputy

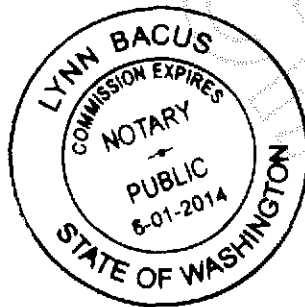


201208150061
Skagit County Auditor

STATE OF WASHINGTON)
: SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **RICHARD S. DUFFY**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 13th day of August, 2012.



Lynn Bacus

Notary Public in and for the State of Washington,
residing at Mount Vernon.



Exhibit "A-2"

TRACT 1:

Parcel "M":

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N," and "O" below:

Parcel "N":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following-described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80 approved November 21, 1980.

ALSO EXCEPT that portion of said West 30 feet lying within the right-of-way for College Way along the South line thereof.



Parcel "O":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT the West 333.00 feet thereof, AND EXCEPT the East 30.00 feet thereof.

TRACT 2:

Lot 1, of Short Plat No. MV-11-90, approved November 21, 1980, recorded November 21, 1980, in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021, being a portion of the Southeast ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M.

TRACT 3:

The South 280 feet of the East ½ of the Southeast ¼ of the Northeast ¼ of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the West 143.5 feet thereof, AND EXCEPT the South 40 feet thereof, AND EXCEPT that portion of said premises lying East of the following-described line:

Commencing at the East ¼ corner of said Section; thence North 87 degrees 55' 03" West along the South line of the Northeast ¼ of said Section 17, 345.83 feet; thence North 0 degrees 14' 33" West, 30.02 feet to the true point of beginning; thence continue North 0 degrees 14' 33" West, 250.20 feet to the North line of the South 280.00 feet of said subdivision and the terminus of said-described line.

ALSO EXCEPT that portion thereof within Lot 1 of Short Plat No. MV-11-80, approved November 21, 1980, recorded November 21, 1980 in Volume 5 of Short Plats, Page 6, under Auditor's File No. 8011210021.

SUBJECT TO: Covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

