

**AFTER RECORDING, RETURN TO:**

Livingston Wernecke  
Betts Patterson & Mines, P.S.  
One Convention Place, Suite 1400  
701 Pike Street  
Seattle, Washington 98101-3927



201212280089  
Skagit County Auditor

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**SPECIAL WARRANTY DEED**

**GRANTOR:** Rindal, Jerald M. and Rindal, Mildred C., husband and wife  
**GRANTEE:** Zerngast, Terry J., Trustee of the Descendant's Separate Trust for Kenneth M. Rindal  
**ABBREVIATED LEGAL:** Ptn of Tract "B" of Skagit County Short Plat No. 12-81, within a Ptn of the SW ¼ of the NW ¼ in Sec. 21, Twp. 33 N, Rge 4 E  
**TAX PARCEL NO:** P17051

GRANTORS, Jerald M. Rindal and Mildred C. Rindal, husband and wife, for and in consideration funding an Irrevocable Descendant's Separate Trust, hereby grants, bargains, sells, conveys to Terry J. Zerngast, Trustee of the Descendant's Separate Trust for Kenneth M. Rindal, their entire interest in and all other interests owned by either or both of the Grantors, in the following described real estate situated in the County of Skagit, State of Washington:

That portion of Tract "B" of Skagit County Short Plat No. 12-81, approved April 8, 1981 and recorded April 15, 1981 in Volume 5 of Short Plats, Page 54 as Auditor File No. 8104150026; being a portion of the Southwest ¼ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeasterlymost corner of said Tract "B", Skagit County Short Plat No. 12-81; thence South 88°08'28" West for a distance of 46.06 feet; thence North 01°05'20" East for a distance of 311.48 feet; thence North 60°23'25" East for a distance of 53.50 feet to the Northwesterlymost corner of Tract "A", Skagit County Short Plat No. 31-76, approved July 28, 1976 and recorded July 29, 1976 in Volume 1 of Short Plats, Page 152 as Auditor's File No. 839944; thence South 01°05'20" West along the said Westerly line of Tract "A" for a distance of 336.42 feet to the Point of Beginning;

UNRECORDED  
TOGETHER WITH that portion of Tract "A" of Skagit County Short Plat No. 31-76 approved July 28, 1976 and recorded July 29, 1976 as Auditor's File No. 839944 conveyed to Jerald Rindal and Mildred Rindal by boundary line adjustment Quit Claim Deeds recorded as Auditor's File Nos. 9310150151 and 9503170059, and

ALSO TOGETHER WITH those premises conveyed to Jerald M. Rindal and Mildred C. Rindal by Warranty Deed recorded as Auditor's File No. 8312290041 except from the property described on Auditor's File No. 8312290041 that portion thereof conveyed to William Rindal and Marcia Rindal by boundary line adjustment Quit Claim Deed recorded as Auditor's File No. 9310150150.

Grantors, do by this, present expressly limits the covenants of this deed to those herein expressed, and exclude 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 Grantors and not otherwise, they will forever warrant and defend the said real property.

After this deed the subject property will be held as follows:

100% to Terry J. Zerngast as Trustee of the Descendant's Separate Trust for Kenneth M. Rindal.

DATED this 28<sup>th</sup> day of DECEMBER, 2012.

Grantors:

Jerald M. Rindal  
Jerald M. Rindal

Mildred C. Rindal  
Mildred C. Rindal

2012 4225  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 28 2012

Amount Paid \$  $\phi$   
Skagit Co. Treasurer  
By MF Deputy

- 2

581255.1/122812 1017/70000516



201212280089  
Skagit County Auditor

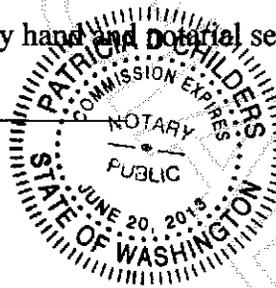
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STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

I HEREBY CERTIFY that on this 28 day of December, 2012, before me, the subscriber, a Notary Public in and for Skagit County, Washington, personally appeared Jerald M. Rindal, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the foregoing instrument was executed by Jerald M. Rindal to be his free and voluntary act and deed, and on oath stated that he signed said instrument for the uses and for the purposes therein contained.

WITNESS my hand and notarial seal.

Dated: December



Patricia D. Childers

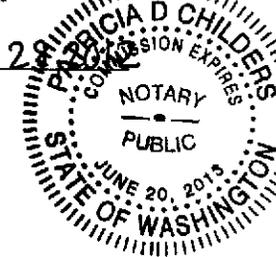
Notary Public  
Printed Name: Patricia D. Childers  
Residing at: Arlington, WA  
My Commission Expires: June 20, 2013

STATE OF WASHINGTON )  
 )  
COUNTY OF SKAGIT )

I HEREBY CERTIFY that on this 28 day of December, 2012, before me, the subscriber, a Notary Public in and for Skagit County, Washington, personally appeared Mildred C. Rindal, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that the foregoing instrument was executed by Mildred C. Rindal to be her free and voluntary act and deed, and on oath stated that she signed said instrument for the purposes therein contained.

WITNESS my hand and notarial seal.

Dated: December 28



Patricia D. Childers

Notary Public  
Printed Name: Patricia D. Childers  
Residing at: Arlington, WA  
My Commission Expires: June 20, 2013

