



201305010048

**After Recording Return To:**  
**Donald P. Johnson**  
**23606 Main Street**  
**Mount Vernon, WA 98274**

Skagit County Auditor \$76.00  
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**SPECIAL WARRANTY DEED AND QUITCLAIM DEED**

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**GRANTORS:** **DONALD P. JOHNSON and MARILYN L. OLSON,**  
Co-Personal Representatives for the **Estate of Margaret C. Johnson, Deceased**  
**DONALD P. JOHNSON,** a married man as his separate estate  
**MARILYN L. OLSON,** a married woman as her separate estate

**GRANTEES:** **DONALD P. JOHNSON,** a married man as his separate estate;  
**DONALD P. JOHNSON and ELAINE JOHNSON,** husband and wife,  
*As to an undivided three twenty-fourths (3/24) fractional interest*  
**MARILYN L. OLSON,** a married woman as her separate estate;  
**MARILYN L. OLSON and BILL OLSON,** wife and husband,  
*As to an undivided three twenty-fourths (3/24) fractional interest*  
**DEBORAH A. JOHNSON,** Personal Representative of the **Estate of Carl G. Johnson, Deceased,**  
*As to an undivided three twenty-fourths (3/24) fractional interest*

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131568  
MAY 01 2013

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

Legal Description: Abbreviated Form Ptn Gvt Lot 4 S25 T33N R4 EWM  
Additional on Page 2  
Assessor's Tax Parcel No: 330425-0-020-0004; P17254  
330425-0-001-0700; R17189

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THE GRANTORS, **DONALD P. JOHNSON and MARILYN L. OLSON,** in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of**

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED**

**Margaret C. Johnson, Deceased** (the "decendent"), under Skagit County Superior Court Cause No. 13 4 00105 5, in distribution of said estate, hereby grant, bargain, convey and confirm all of Grantors' right, title and interest, together with all after-acquired title of the Grantors therein, to the GRANTEES, **DONALD P. JOHNSON**, a married man as his separate estate; **MARILYN L. OLSON**, a married woman as her separate estate, and **DEBORAH A. JOHNSON** in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Carl G. Johnson, Deceased**, each Grantee as to an undivided three twenty-fourths (3/24) fractional interest as equal tenants in common in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, WM, described as follows:

Beginning at a point 284.03 feet south and 1368.60 feet east of the center of said Section 25, the east and west center line of said section bears east and west and the above said point is 30.0 feet easterly of the Northern Pacific Railway Company railroad right of way line, measured at right angles thereto; thence north 68° 00' west 30.17 feet to the easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence south 68° 00' east 30.17 feet; thence southwesterly along a line which is 30.0 feet easterly and parallel to the said easterly railroad right of way line to a point which is 330.3 feet south and 1356.78 feet east of the center of said Section 25; thence south 70° 00' east 143.00 feet, more or less, to the shore of Lake McMurray; thence northerly along said shore line a distance of 70 feet; thence northwesterly to a point on the easterly line of said railroad right of way which is 12.24 feet northerly of the true point of beginning; thence southerly along the easterly line of said railroad right of way 12.24 feet to the true point of beginning.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, **DONALD P. JOHNSON** and **MARILYN L. OLSON** in their capacity as the above-described Co-Personal Representatives, 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.

**DONALD P. JOHNSON**, a married man as his separate estate, as Grantor, for the purpose of converting/transmuting separate property to community property, does hereby further convey and quitclaim for love and affection all right, title and interest in and to his three twenty-fourths (3/24) fractional interest in and to the above-described property to the marital community

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED**

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of **DONALD P. JOHNSON** and **ELAINE JOHNSON**, as Grantee, including any after acquired title therein.

**MARILYN L. OLSON**, a married woman as her separate estate, as Grantor, for the purpose of converting/transmuting separate property to community property, does hereby further convey and quitclaim for love and affection all right, title and interest in and to her three twenty-fourths (3/24) fractional interest in and to the above-described property to the marital community of **MARILYN L. OLSON** and **BILL OLSON**, as Grantee, including any after acquired title therein.

Upon the recording of this deed, all right, title and interest in the above-described property shall be held as follows:

Elanor Walde, a single woman	One-half (1/2)
Estate of Carl G. Johnson and Deborah A. Johnson, as tenants in common	One-sixth (1/6)
Donald P. Johnson and Elaine Johnson, husband and wife	One-sixth (1/6)
Marilyn L. Olson and Bill Olson, wife and husband	One-sixth (1/6)
<b>TOTAL:</b>	<b>One (1)</b>

DATED this 30<sup>th</sup> day of April, 2013.

**Estate of MARGARET C. JOHNSON,  
Deceased, Grantor**

**Estate of MARGARET C. JOHNSON,  
Deceased, Grantor**

By *Donald P. Johnson*  
**DONALD P. JOHNSON**  
Co-Personal Representative

By *Marilyn L. Olson*  
**MARILYN L. OLSON**  
Co-Personal Representative

*Marilyn L. Olson*  
**MARILYN L. OLSON**, a married woman as  
her separate estate, Grantor

*Donald P. Johnson*  
**DONALD P. JOHNSON**, a married man as  
his separate estate, Grantor

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED**

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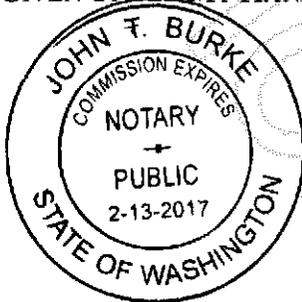
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5 10:35AM

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD P. JOHNSON** and **MARILYN L. OLSON** 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 MARGARET C. JOHNSON, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30<sup>th</sup> day of April, 2013.

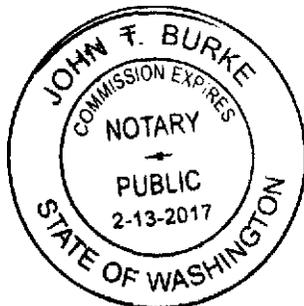


*John T. Burke*  
Printed Name JOHN T. BURKE  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 2-13-2017

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD P. JOHNSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30<sup>th</sup> day of April, 2013.



*John T. Burke*  
Printed Name JOHN T. BURKE  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 2-13-2017



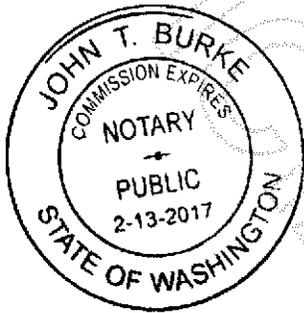
STATE OF WASHINGTON

COUNTY OF SKAGIT

} SS.

I certify that I know or have satisfactory evidence that **MARILYN L. OLSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 30<sup>th</sup> day of April, 2013.



John T. Burke  
Printed Name JOHN T. BURKE  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 2-13-2017



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