



201306270103

Skagit County Auditor

\$77.00

6/27/2013 Page

1 of

6 1:53PM

After recording return document to:

NICOL LAW, PLLC  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** James L. Rankin, Jr., Trustee for the Morris J. Palm Trust

**ADDITIONAL GRANTORS ON PAGE      OF DOCUMENT.**

**GRANTEE(S):** Russell Sellen, as his separate property

**ADDITIONAL GRANTEES ON PAGE      OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** SW ¼ of the NE ¼ of the NW ¼ Sec. 31, Twp.  
35N, Rng. 2 E, WM

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

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P60830

**SPECIAL WARRANTY DEED  
RCW 58.17.040**

**THE GRANTOR, JAMES L. RANKIN, JR., TRUSTEE FOR THE MORRIS J. PALM TRUST**, for and in fulfillment of the conditions set forth in the Last Will and Testament of **MORRIS J. PALM**, grants, bargains, sells, conveys and confirms to **RUSSELL SELLEN**, as her separate property, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

SEE THE ATTACHED EXHIBIT "A"

The Grantor for said trust 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, she will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Trustee has caused this instrument to be executed this 20<sup>th</sup> day of June, 2013.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132464  
JUN 27 2013

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

James L. Rankin, Jr.  
JAMES L. RANKIN, JR.  
TRUSTEE



STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **JAMES L. RANKIN, JR**, known to be the individual described in and who executed the within and foregoing instrument as Trustee for the Morris J. Palm Trust 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 20<sup>th</sup> day of June, 2013.



James L. Carney  
Notary Public in and for the State of Washington,  
residing at Bellingham, WA.





806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

**LEGAL DESCRIPTION  
FOR  
NICOL LAW, PLLC  
OF  
EAST HALF OF PARCEL**

May 30, 2013

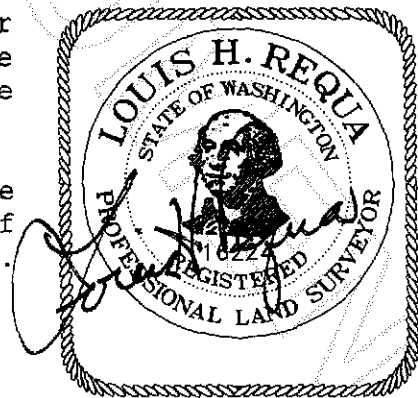
That portion of the southwest quarter of the northeast quarter of the northwest quarter of Section 31, Township 35 North, Range 2 East, W.M. described as follows:

Commencing at the northwest corner of the above described subdivision; thence S 89°42'32"E, a distance of 333.37 feet to the point of beginning of this description;; thence S 00°35'15"W, a distance of 664.96 feet to the south line of said subdivision; thence S 89°36'09"E along said south line, a distance of 332.94 feet to the southeast corner of said subdivision; thence N 00°35'52"E, a distance of 665.58 feet to the northeast corner of said subdivision; thence N 89°42'32"W, a distance of 333.06 feet to the point of beginning of this description.

TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across following described parcel, the centerline of said easement is the center of the existing driveway across said parcel;

That portion of the southwest quarter of the northeast quarter of the northwest quarter of Section 31, Township 35 North, Range 2 East, W.M. described as follows:

Beginning at the northwest corner of the



5/31/13



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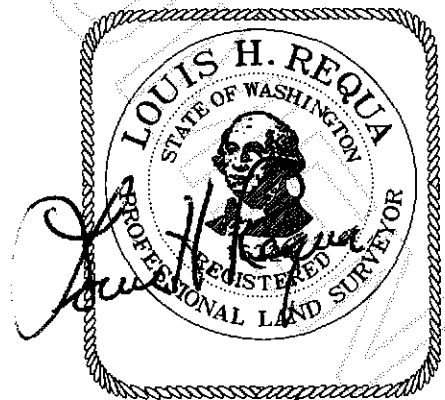
806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658

above described subdivision; thence S 89°42'32"E, a distance of 333.37 feet; thence S 00°35'15"W, a distance of 664.96 feet to the south line of said subdivision; thence N 89°36'09"W along said south line, a distance of 333.25 feet to the southwest corner of said subdivision; thence N 00°34'38"E, a distance of 664.34 feet to the point of beginning of this description.

SUBJECT TO easements, reservations and provisions of record.

Containing 5.09 Acres

Situate in Skagit County, Washington.

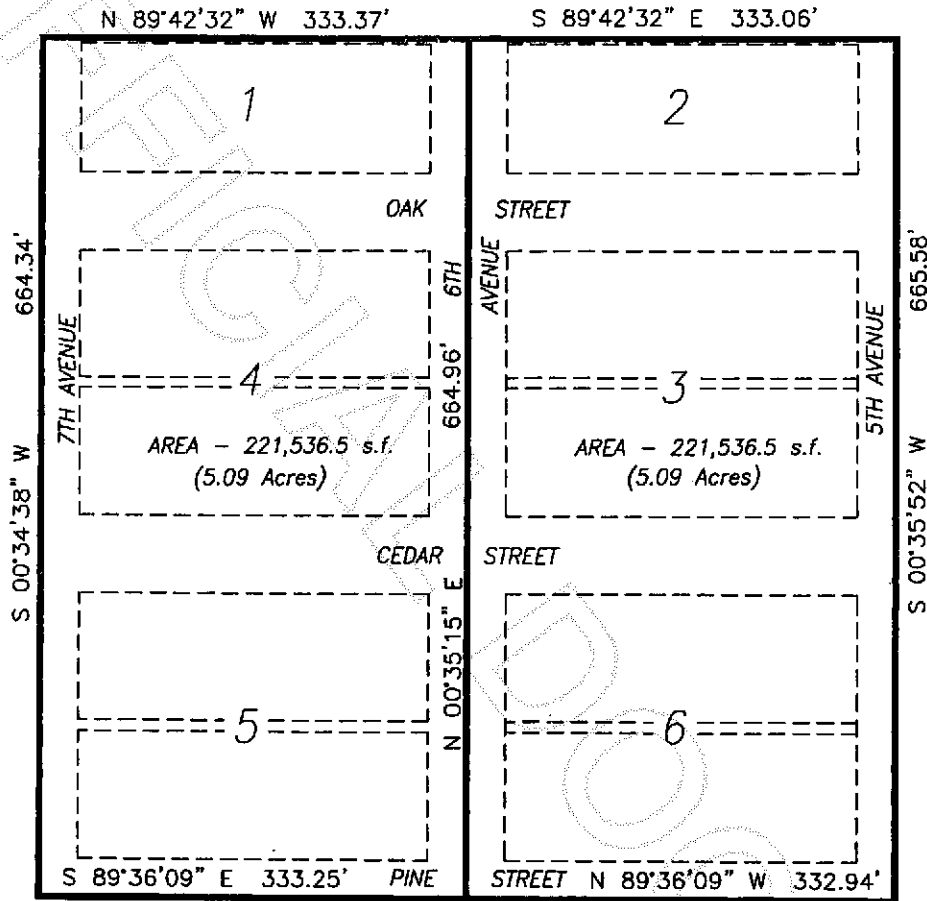


6/21/13



201306270103

The southwest quarter of the northeast quarter of the northwest quarter of Section 31, Township 35 North, Range 2 East, W.M.



**Legal Description  
Exhibit Map  
for  
NICOL LAW, PLLC**

SKAGIT SURVEYORS & ENGINEERS  
806 METCALF ST.  
SEDRO-WOOLLEY, WA 98284  
(360) 855-2121

P:\SS\Carlson\313502E4\DRAW\213008 Legal Description Exhibit Map.dwg, Layout1, 5/31/2013 0:22:40 AM



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