



201308220101

Skagit County Auditor \$76.00
8/22/2013 Page 1 of 5 4:08PM

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~~ *Re-record to correct legal description*

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 1/4 of the NE 1/4 of the NW 1/4 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 20th day of June, 2013.

~~SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20132464
JUN 27 2013
Amount Paid \$
Skagit Co. Treasurer
By *[Signature]* Deputy~~

James L. Rankin, Jr.

JAMES L. RANKIN, JR.
TRUSTEE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20133397
AUG 22 2013
Amount Paid \$
Skagit Co. Treasurer
By *Mb* Deputy



Exhibit A



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

**LEGAL DESCRIPTION
FOR
NICOL LAW, PLLC
OF
WEST 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:

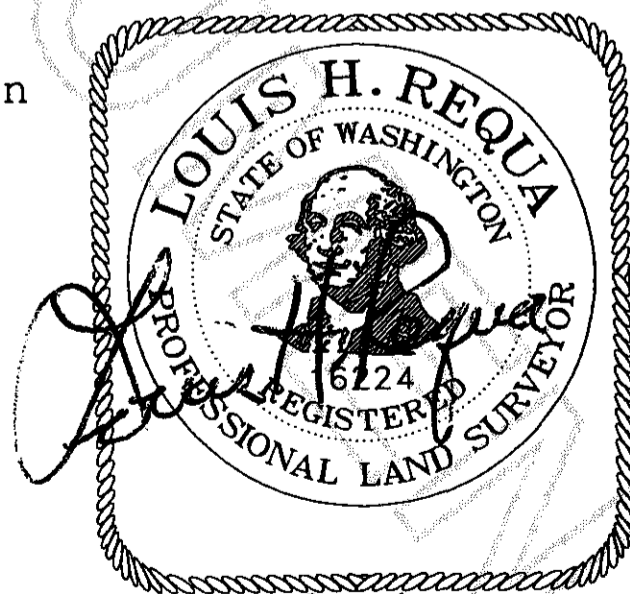
Beginning at the northwest corner of the above described subdivision; thence S 89°42'32"E, a distance of 333.37 feet; thence S 00°35'15"W, a distance of 664.96 feet to the south line of said subdivision; thence N 89°36'09"W along said south line, a distance of 333.25 feet to the southwest corner of said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

SUBJECT TO a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across the above described parcel, the centerline of said easement is the center of an existing driveway across said parcel.

SUBJECT TO easements, reservations and provision of record.

Containing 5.09 Acres

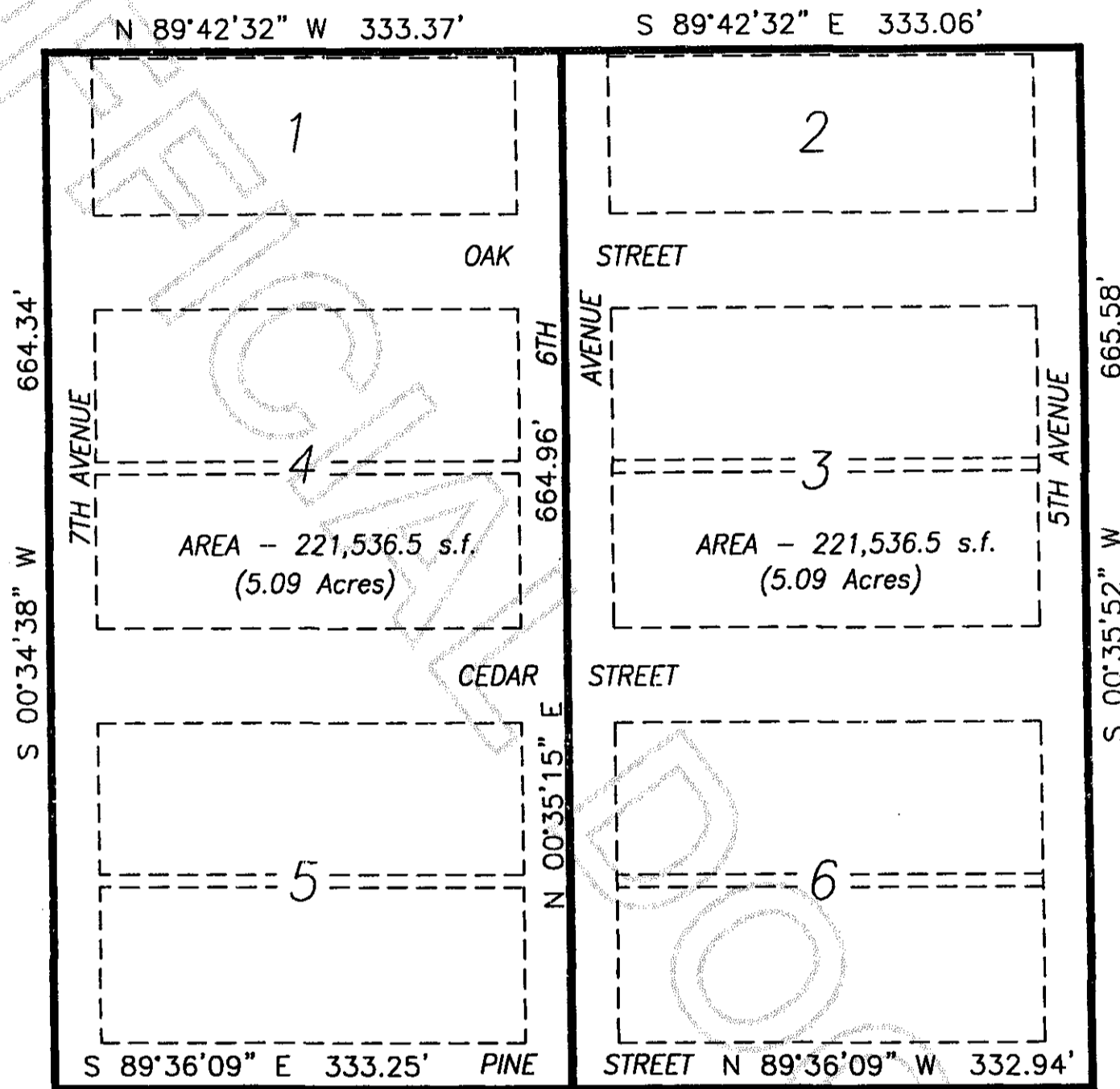
Situate in Skagit County, Washington.



5/31/13



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-WOLLEY, WA 98284
(360) 855-2121

P:\SS\Carlson\313502E4\DRAW\213008 Legal Description Exhibit Map.dwg, Layout1, 5/31/2013 9:22:40 AM

JN213008 22MAY13



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