



201310300104

Skagit County Auditor \$74.00  
10/30/2013 Page 1 of 3 3:43PM

After Recording Return To:  
Efren Morales Garibay  
Raquel Morales  
14368 Avon Allen Road  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
**620019887**  
**SPECIAL WARRANTY DEED**

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GRANTOR: **ROBERT CRAIG JOHNSON**, Personal Representative for the Estate of **MONTANA A. JOHNSON**, Deceased

GRANTEE: **EFREN MORALES GARIBAY** and **RAQUEL MORALES**, husband and wife

Legal Description; Abbreviated Form: PTN SE NE, 14-34-03

Additional on Page: Page 1-3

Assessor's Tax Parcel No: 340314-0-024-0003; P21864  
340314-0-026-0001; P21866

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THE GRANTOR, **ROBERT CRAIG JOHNSON**, in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of **MONTANA A. JOHNSON**, Deceased (the "decedent"), under Skagit County Superior Court Cause No. 12-4-00168-5, for and in consideration of Ten Dollars (\$10) and other valuable consideration hereby grants, bargains, conveys and confirms to the GRANTEE, **EFREN MORALES GARIBAY** and **RAQUEL MORALES**, husband and wife, that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

PARCEL A:

The North Half of the following described tract:

SPECIAL WARRANTY DEED

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20134395  
OCT 30 2013

Amount Paid \$ 3,191.20  
Skagit Co. Treasurer  
By *NLM* Deputy

That part of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East of the W.M., lying East of Memorial Highway, embraced within the following described boundaries, to-wit:

Beginning at a point North 0 degrees 55' East 661.23 feet from the East Quarter corner of said Section;  
Thence North 88 degrees 35" West 281.20 feet, more or less, to the East line of the highway;  
Thence North 0 degrees 55' East 165.23 feet;  
Thence South 88 degrees 33'30" East 281.2 feet;  
Thence South 0 degrees 55' West 165.31 feet to the point of beginning.

EXCEPT roads;

AND EXCEPT the West 81.20 feet of the above described tract.

Situated in Skagit County, Washington.

PARCEL B:

The South Half of the following described tract:

That part of the South Half of the North Half of the Southeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East of the W.M., lying East of Memorial Highway, embraced within the following described boundaries, to-wit:

Beginning at a point North 0 degrees 55' East 661.23 feet from the East Quarter corner of said Section;  
Thence North 88 degrees 35" West 281.20 feet, more or less, to the East line of the highway;  
Thence North 0 degrees 55' East 165.23 feet;  
Thence South 88 degrees 33'30" East 281.2 feet;  
Thence South 0 degrees 55' West 165.31 feet to the point of beginning.

EXCEPT roads;

AND EXCEPT the West 81.20 feet of the above described tract.

TOGETHER WITH the North 8 feet of the East 70 feet of the following described tract:

SPECIAL WARRANTY DEED

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3

\$74.00

3:43PM

That portion of the South 40 rods of the Southeast Quarter of the Southeast Quarter of the Northeast Quarter of Section 14, Township 34 North, Range 3 East, W.M., lying Northerly of Memorial Highway and West of Avon Allen Road.

Situated in Skagit County, Washington.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for himself and for his successors in interest, 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: 10/9/, 2013.

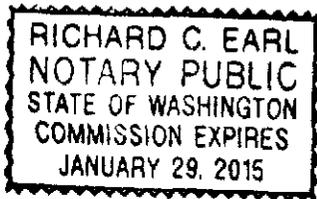
Estate of MONTANA A. JOHNSON,  
Deceased

Robert Craig Johnson  
By PERSONAL REPRESENTATIVE  
ROBERT CRAIG JOHNSON  
Personal Representative

STATE OF WASHINGTON }  
COUNTY OF Benton } ss.

I certify that I know or have satisfactory evidence that ROBERT CRAIG JOHNSON is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of MONTANA A. JOHNSON, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9 day of October, 2013.



Richard C. Earl  
Printed Name Richard C. Earl  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 1/29/15

SPECIAL WARRANTY DEED

