

After Recording Mail To:
GARY T. JONES
JONES & SMITH
PO Box 1245
Mount Vernon, WA 98273



201408190071
Skagit County Auditor \$74.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20148021
AUG 19 2014

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

SPECIAL WARRANTY DEED

Assessor's Tax Parcel No.: P20292 and P20293-
Abbreviated Legal: Ptn Gov Lot 2 and Gov Lot 6, Sec 12, T34N, R2E
and Ptns Gov Lots 2, 3, & 4, Secs. 12 & 13, T34N, R2E

THE GRANTOR, COLLEEN VAN BUREN, as successor trustee of the KENNETH BELL FAMILY TRUST U/W DATED 7/20/2000 [Skagit County Cause No. 03-4-00017-5] in consideration of the distribution of trust assets to the beneficiaries named and for no monetary consideration, does hereby grant and convey said Trust's undivided one-half interest, 1/2 to COLLEEN VAN BUREN, a married woman, as her separate property, 1/4 to ANGELA McLEAN, a married woman, as her separate property, and 1/4 to STEVEN RADICH, a single man, as tenants in common, in and to that certain real property situated in Skagit County, Washington, legally described as follows:

Parcel A:

All that contiguous farm land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 34 North, Range 2 East, W. M., lying South of County Road and West of East Slough, and in the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 12 between the County Road and the East Fork of Middle Slough, and in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 12 lying East of the East Fork of Middle Slough TOGETHER WITH all of that part of Government Lot 6 in said Section 12 lying West of East Slough and Telegraph Slough, and all that part of Government Lot 4 in said Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No. 737852 ALSO EXCEPT a strip of land 50 feet wide condemned by the City of Anacortes for water pipeline purposes subject to reserved rights to use of the surface and access to the above

described premises as declared in Skagit County Cause No. 00-2-001183-3 Stipulated Findings of Fact, Conclusions of Law, and Judgment and Decree of Condemnation Parcel 15366 dated November 12, 2002.

Situate in Skagit County, State of Washington

Assessor's Account Numbers: 340212-0-003-0001; P20292

Parcel B:

All that part of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 12, Township 34 North, Range 2 East W. M. lying South of the County Road and East of Middle Slough and that part of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in said Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ in said Section 12 lying South of County Road and West of the East Fork of Middle Slough TOGETHER WITH Government Lots 2 and 3 in said Section 12 lying East of Middle Slough and the part of Government Lot 4 lying South and West of the East Fork of Middle Slough, and all of Government Lot 2 in Section 13, Township 34 North, Range 2 East, W. M. EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970, under Auditor's File No. 737852 ALSO EXCEPT a strip of land condemned by the City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law, Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

Situate in Skagit County, State of Washington.

Assessor's Account Numbers: 340212-0-004-0000; P20293

It is the intent of the Grantor that by this Deed and the concurrent distribution of the Estate of Edythe Bell, deceased, Auditor's File No. ~~201408190072~~ + ~~201408190073~~ that Grantees hold their respective interests as follows: Parcel A – P20292: Colleen VanBuren $\frac{1}{4}$; Angela McLean $\frac{3}{8}$; Steven Radich $\frac{3}{8}$; and Parcel B – P20293: Colleen VanBuren $\frac{3}{4}$; Angela McLean $\frac{1}{8}$; Steven Radich $\frac{1}{8}$.

The Grantor estate and trust, for itself and for its successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed and exclude all covenants arising or to arise, by statute or other implication, and does hereby covenant that against all persons lawfully claiming or to claim by, through, or under said Grantor and not otherwise, the Estate will forever warrant and defend the said described real estate.



DATED this 1st day of August 2014.

KENNETH BELL FAMILY TRUST



COLLEEN VAN BUREN

Successor Trustee

STATE OF WASHINGTON)


) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me COLLEEN VAN BUREN, to me known to be the Successor Trustee of the KENNETH BELL FAMILY TRUST U/W DATED 7/20/2000, the trust estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said trust estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of August 2014.




Notary Public, State of Washington

Residing at: Robert Jones

My commission expires: 3/10/2018



201408190071

Skagit County Auditor

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