

Filed for Record at Request of:
GARY T. JONES
PO Box 1245
Mount Vernon, WA 98273



201408190072

Skagit County Auditor
8/19/2014 Page

\$73.00
1 of 2 4:12PM

20143072
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 19 2014

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

SPECIAL WARRANTY DEED

THE GRANTOR, COLLEEN VAN BUREN, as personal representative of the Estate of EDYTHE BELL, deceased, Skagit County Cause No. 13-4-00292-2, in consideration of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey the Estate's one-half interest, 1/2 to ANGELA McLEAN, a married woman, as her separate property, and 1/2 to STEVEN RADICH, a single man, each as tenants in common, of that certain real property situated in Skagit County, Washington, legally described as follows:

All that contiguous farm land in the Southeast 1/4 of the Northeast 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 1/4 of the Northeast 1/4 of said Section 12 between the County Road and the East Fork of Middle Slough, and in the Northwest 1/4 of the Southeast 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

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.

ESTATE OF EDYTHE BELL

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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



Residing at: Mountain View
My commission expires: 3/10/2018



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