Filed for Record at Request of: GARY T. JONES PO Box 1245 Mount Vernon, WA 98273 0140819007 **Skagit County Auditor** \$73.00 2014-3023 8/19/2014 Page 1 of 4:12PM SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX AUG 1 9 2014 Amount Paid \$ Ø Skagit Co. Treasurer SPECIAL WARRANTY DEED By Deputy NF.

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 to COLLEEN VAN BUREN, a married woman, as her separate property the Estate's ½ interest in and to that certain real property situated in Skagit County, Washington, legally described as follows:

All that part of the Southeast ¼ of the Northwest ¼ 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 ¼ of the Southeast ¼ in said Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Southwest ¼ of the Northeast ¼ 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 Kenneth Bell Family Trust u/w dated 7/20/2000, Auditor's File No. <u>201408/9007(</u>\_\_\_\_\_\_, that Grantees hold their respective interests as follows: Colleen VanBuren 3/4; Angela McLean 1/8; Steven Radich 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.

ESTATE OF EDYTHE BELI

COLLEEN VAN BUREN Personal Representative

DATED this  $\int \frac{y}{day} day of August 2014.$ 

STATE OF WASHINGTON ) ) ss. COUNTY OF SKAGIT )

On this day personally appeared before me COLLEEN VAN BUREN, to me known to be the Personal Representative of the Estate of EDYTHE BELL, deceased, the estate that executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said estate, for the uses and purposes therein mentioned.

Given under my hand and official seal this day of August 2014. Manin Man STATE OF STATES Notary Pu State. Washington Residing at: Mo My commission expires: 140819007 \$73.00 Skagit County Auditor 2 4:12PM 2 of 8/19/2014 Page