

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



201502240082

Skagit County Auditor

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\$74.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015647
FEB 24 2015

Amount Paid \$
Skagit Co. Treasurer
By *MB* Deputy

SPECIAL WARRANTY DEED

Assessor's Tax Parcel No.: P72965 / 4099-004-900-0502

Abbreviated Legal: Ptn Blk 4 Edison Haller's 2nd Add., Vol. 2, pg. 87 & Ptn Govt Lot 4, Sec 33, T36N, R3E, W.M.
& Ptn Govt Lot 9, Sec 32, T36N, R3E, W.M.

THE **GRANTOR**, TONI ANN RUST, personal representative of the Estate of DANA McTAVISH RUST, deceased, Skagit County Cause No. 13-4-00126-8, in partial fulfillment of the residuary bequest of the decedent's Last Will and Testament, does hereby grant and convey to TONI ANN RUST, surviving spouse, that certain real property situated in Skagit County, Washington, legally described as follows:

See Schedule "A" attached hereto and incorporated herein by this reference as if fully set forth.

TOGETHER WITH the water rights and sewer shares associated with the above described premises. Blanchard-Edison Water Association, Inc. No. 79 and No. 379.

The Grantor estate, 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 24th day of February 2015.

ESTATE OF DANA McTAVISH RUST

Toni Ann Rust

TONI ANN RUST

Personal Representative

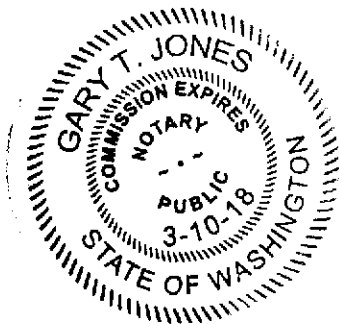
STATE OF WASHINGTON)

) ss.

COUNTY OF SKAGIT)

On this day personally appeared before me TONI ANN RUST, to me known to be the Personal Representative of the Estate of DANA McTAVISH RUST, 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 24th day of February 2015.



[Signature]
Notary Public, State of Washington

Residing at: [Signature]

My commission expires: 3/10/2018



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SCHEDULE A

PARCEL "A"

That portion of the Orchard Yard in Block 4, "HALLER'S SECOND ADDITION TO EDISON", as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, described as follows: Bounded on the North by the tract of land conveyed to Henrietta M. Haller to George L. McKernan by deed dated March 27, 1900 and recorded May 31, 1900 under Auditor's File No. 33557, in Volume 41 of Deeds, page 30; on the East by Cain's Court; on the South by a tract marked "William Gilmore's Property" on said Plat (having been conveyed to said William Gilmore by deed dated April 12, 1899 and recorded December 15, 1900 under Auditor's File No. 34941 in Volume 41 of Deeds, page 460); and on the West by the Section line between Sections 32 and 33, Township 36 North, Range 3 East, W. M., until said Section line strikes the North Samish River, and from there Northerly to the land of said McKernan, following the East shore of said river. SUBJECT to all encumbrances and easements of record.

TOGETHER WITH That portion of Government Lot 9 of Section 32, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 906.2 feet North of the Southeast corner of said Section 32;
thence North 83.8 feet to the TRUE POINT OF BEGINNING;
thence North 70°05'15" West a distance of 21.47 feet to the Southwesterly corner of a building as it existed on February 9, 2001;
thence North 58°05'11" West to an intersection with the Northerly line of a tract conveyed to H. Eugene Robbins, et ux, et al, by contract recorded March 10, 1976, under Auditor's File No. 831421;
thence South 63°40' East to the TRUE POINT OF BEGINNING.

PARCEL "B"

That portion of Government Lot 4 of Section 33, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of said subdivision that is 981 feet North of the Southwest corner of said Section 33, thence South 87°11'; East 114.6 feet to the West line of Cain's Court as shown on the Plat of "HALLER'S SECOND ADDITION TO EDISON", as per plat recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington; thence North following said West line a distance of 54 feet, more or less, to the Southeasterly corner of certain tract shown as the Orchard Yard in Block 4 of said "HALLER'S SECOND ADDITION TO EDISON", as per plat recorded in Volume 2 of Plats, page 87 records of Skagit County, Washington; thence Westerly along the Southerly line of said Orchard Yard 127 feet, more or less, to the West line of said Section 33; thence South along said West line a distance of 73 feet, more or less, to the point of beginning.

PARCEL "C"

That portion of Government Lot 9, Section 32, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said Section 32 that is 990 feet North of the Southeast corner of said Section; thence North 63°40' West 58 feet, more or less, to the East bank of the North Samish River; thence Northerly along said East bank a distance of 70 feet, more or less to a point where said East bank intersects the East line of said Section 32; thence South along said East line a distance of 88 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

Assessor's Account Numbers: P72965 / 4099-004-900-0502

Commonly known as: 5800 Cain's Court, Bow, Skagit County, Washington 98232



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