

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



Skagit County Auditor  
2/24/2015 Page

1 of

\$74.00

3 2:02PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015046  
FEB 24 2015

**SPECIAL WARRANTY DEED**

Amount Paid \$ 74.00  
By *Mb* Skagit Co. Treasurer Deputy

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, an unmarried woman, that certain real property situated in Skagit County, Washington, legally described as follows:

That portion of Block 4 of "EDISON HALLER'S 2ND ADDITIONS", according to the plat thereof recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, described as follows: Beginning at the Southeast corner of a tract of land conveyed to E. A. Stoltz and Dora Stoltz, his wife, by Deed dated January 8, 1951, recorded January 26, 1951, in Volume 243 of Deeds, page 148, under Auditor's File No. 456182, records of Skagit County, Washington; Thence South along the West line of Cain's Court a distance of 84 feet, more or less, to the Northeast corner of those premises conveyed to The Edison Hardware Company, a corporation, by Deed dated October 1950, and recorded November 17, 1950, in Volume 242 of Deeds, page 197 under Auditor's File No. 453570, records of Skagit County, Washington; thence Westerly along the Northerly line of said The Edison Hardware Company's premises to the Westerly line of said block; Thence Northerly along the westerly line of said block to the south line of said Stoltz premises; Thence Easterly along the South line of said Stoltz premises to the place of beginning; EXCEPT that portion of said premises lying Westerly of the Samish River. ALSO EXCEPT any existing dike right-of-way.

TOGETHER WITH the water rights and sewer shares associated with the above described premises. Blanchard-Edison Water Association, Inc. No. 247.

Situate in the County of Skagit, State of Washington.

Assessor's Account Numbers: P72963 / 4099-004-900-0304

Commonly known as: 5782 Cain's Court, Bow, Skagit County, Washington 98232

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 24<sup>th</sup> day of February 2015.

ESTATE OF DANA McTAVISH RUST

Toni Ann Rust  
TONI ANN RUST  
Personal Representative

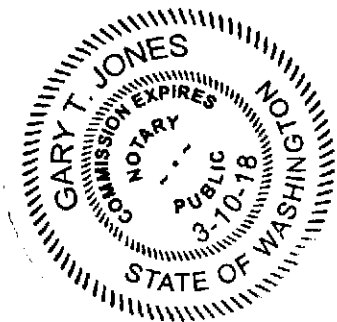
STATE OF WASHINGTON )

) 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 24<sup>th</sup> day of February 2015.



[Signature]  
Notary Public, State of Washington  
Residing at: [Signature]  
My commission expires: 3/10/2018



201502240083

## SCHEDULE A

That portion of Block 4 of "EDISON HALLER'S 2ND ADDITIONS", according to the plat thereof recorded in Volume 2 of Plats, page 87, records of Skagit County, Washington, described as follows: Beginning at the Southeast corner of a tract of land conveyed to E. A. Stoltz and Dora Stoltz, his wife, by Deed dated January 8, 1951, recorded January 26, 1951, in Volume 243 of Deeds, page 148, under Auditor's File No. 456182, records of Skagit County, Washington; Thence South along the West line of Cain's Court a distance of 84 feet, more or less, to the Northeast corner of those premises conveyed to The Edison Hardware Company, a corporation, by Deed dated October 1950, and recorded November 17, 1950, in Volume 242 of Deeds, page 197 under Auditor's File No. 453570, records of Skagit County, Washington; thence Westerly along the Northerly line of said The Edison Hardware Company's premises to the Westerly line of said block; Thence Northerly along the westerly line of said block to the south line of said Stoltz premises; Thence Easterly along the South line of said Stoltz premises to the place of beginning; EXCEPT that portion of said premises lying Westerly of the Samish River. ALSO EXCEPT any existing dike right-of-way.

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