

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



Skagit County Auditor
3/24/2015 Page

1 of

\$74.00

3 3:46PM

SPECIAL WARRANTY DEED

GRANTOR: **ALEXANDER E. BALL, Personal Representative for the**
Estate of RICHARD H. BALL, Deceased
An undivided 50% fractional interest

GRANTEE: **ALEXANDER E. BALL, a married man as his separate estate**
An undivided 50% fractional interest

Legal Description;
Abbreviated Form:

- 1) Lot 5 in S12 T34N R2E
- 2) Lot 1 E of Telegraph Slough S13 T34N R2E
- 3) Lot 5 N & E of Higgins Slough S13 T34N R2E
- 4) Ptn SE ¼ SW ¼ S7 T34N R3E
- 5) Ptn SW ¼ SE ¼ S7 T34N R3E
- 6) SE ¼ SE ¼ S7 T34N R3E
- 7) NW ¼ NW ¼ S17 T34N R3E, less road
- 8) Lot 1 NW ¼ NW ¼ S18 T34N R3E
- 9) Lot 2 of Higgins Slough S18 T34N R3E
- 10) NW ¼ SW ¼ S15 T34N R3E, less road

Additional on Page: **Exhibit A**

Assessor's Tax Parcel No:

- 1) 340212-0-001-0003; P20290
- 2) 340213-0-001-0002; P20304
- 3) 340213-0-003-0000; P20306
- 4) 340307-3-004-0000; P21201
- 5) 340307-4-001-0001; P21202
- 6) 340307-4-002-0000; P21203
- 7) 340317-2-002-0002; P22092
- 8) 340318-0-001-0006; P22107
- 9) 340318-0-002-0005; P22108
- 10) 340315-3-002-0002; P22023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 896
MAR 24 2015

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

THE GRANTOR, **ALEXANDER E. BALL**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of RICHARD H. BALL, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 14 4 00184 3, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **ALEXANDER E. BALL**, a married man as his separate estate, all of the Grantor's right, title and interest, that being an undivided 50% fractional interest, in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: March 4, 2015.

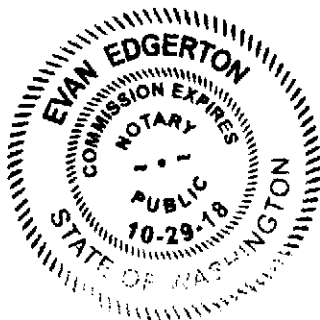
Estate of RICHARD H. BALL, Deceased

By [Signature]
ALEXANDER E. BALL,
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **ALEXANDER E. BALL** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of RICHARD H. BALL, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 4th day of March, 2015.



[Signature]
Printed Name Evan Edgerton
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 10/29/18

EXHIBIT A
(Legal Description)

340212-0-001-0003; P20290; 340213-0-001-0002; P20304; 340213-0-003-0000;
P20306; 340307-3-004-0000; P21201; 340307-4-001-0001; P21202; 340307-4-002-
0000; P21203; 340317-2-002-0002; P22092; 340318-0-001-0006; P22107; 340318-0-
002-0005; P22108

Lot 1, Section 18, Township 34 North, Range 3 East, W.M., and the following described tract:

Beginning at the corner of Sections 7, 12, 13 and 18 on the Township line between Township 34 North, Range 2 East, W.M., and Township 34 North, Range 3 East, W.M.;

Thence South along the Township line 1320 feet;

Thence East 1295.6 feet;

Thence South 590.7 feet;

Thence North 74°30' West 556.5 feet;

Thence South 78°15' West 486 feet;

Thence North 82°30' West 289.4 feet to intersect the said Township line at a point 1822.8 feet South of said corner to Sections 7, 12, 13 and 18;

Thence North 62° West 671 feet;

Thence North 41°45' West 250 feet;

Thence North 5° West 862 feet;

Thence North 20°15' West 300 feet;

Thence North 6°45' West 224 feet;

Thence North 10°45' East 300 feet;

Thence North 28°30' East 400 feet;

Thence North 47°12' East 979.2 feet to intersect with the aforementioned Township line;

Thence South along said Township line 1350.9 feet to the place of beginning, and

TOGETHER WITH the following described tract:

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the South Half of the Southeast $\frac{1}{4}$ of Section 7; the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17; and the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 18, ALL in Township 34 North, Range 3 East, W.M.;

EXCEPT ditch and dike rights of way and

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated February 11, 1893, and recorded February 13, 1893, in Vol. 27 of deeds, Page 426.

340315-3-002-0002; P22023 (Bradshaw Road)

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 15, Township 34 North, Range 3 East, W.M., EXCEPT road right-of-way.