



201503270072

Skagit County Auditor

\$74.00

3/27/2015 Page

1 of

3 1:40PM

Post recording, return to:  
Law Offices of Julianne Kocer, P.S.  
301 NE 100<sup>th</sup> Street, Suite 310  
Seattle, WA 98125  
206-525-6919

### ESTATE SPECIAL WARRANTY DEED

**Grantor:** BETTIE L. ROCKEY as the duly appointed, qualified and acting Personal Representative of the Estate of Eduard P. Rockey, Deceased, in Probate Cause No. 13-4-12458-8 in King County Superior Court of Washington and not in Grantor's individual capacity

**Grantee:** BETTIE L. ROCKEY, a single woman as her separate property, as to an undivided 1/10<sup>th</sup> interest

**Legal Description:** (DK 17) THAT PORTION OF THE NORTH 1/2 OF THE NW1/4 SW1/4 OF SEC 17, TWP 34, RNG 4 LYING WEST OF THE PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY; EXCEPT THE SOUTH 450 FEET THEREOF, AND EXCEPT THOSE PORTIONS THEREOF LYING WITH THE BOUNDARIES OF THE COUNTY ROAD AND STATE HIGHWAY RIGHTS OF WAY, AND EXCEPT THAT PORTION THEREOF LYING EAST OF A LINE RUNNING SOUTH FROM A POINT ON THE SOUTH LINE OF THE A.W. FURBER ROAD THAT IS 262.33 FEET WEST OF THE WEST LINE OF THE OLD PACIFIC NORTHWEST TRACTION COMPANY RIGHT OF WAY; AND EXCEPT THE NORTH 10 FEET CONVEYED TO THE CITY OF MT VERNON RECORDED UNDER AF#816623-816628 INCLUSIVE. SURVEY AF#201007060083

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 942  
MAR 27 2015

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

**Assessor's Tax Parcel ID#:** P25984/340417-3-005-0006

The Grantor, Bettie L. Rockey, as the duly appointed, qualified and acting Personal Representative of the Estate of Eduard P. Rockey, Deceased, in Probate Cause No. 13-4-12458-8, in King County Superior Court of Washington and not in Grantor's individual capacity and as authorized by Order Admitting Will to Probate, Appointing Personal Representative, Finding that Estate is solvent, Waiving Bond, Directing

Issuance of Letters Testamentary, and Granting Nonintervention Powers entered in the Probate Cause on December 17, 2013, to settle the Estate of Eduard P. Rockey, without the intervention of any court, hereby grants, bargains, sells, conveys, and confirms to Bettie L. Rockey, Grantee, all for the interest of the Estate of Eduard P. Rockey, Deceased, in the following described real estate situated in the County of Skagit, State of Washington:

Beginning at a point on the East side of State Highway (now designated as Riverside Drive by the City of Mount Vernon), which point is 335 feet North of the South line of said subdivision; thence South  $89^{\circ} 42' 02''$  East along a line which is parallel to and 335 feet North of the South line of said subdivision, a distance of 211 feet; thence North  $0^{\circ} 24' 00''$  East along a line which is parallel to and 241 feet East of the West line of sold Subdivision, a distance of 115 feet; thence South  $89^{\circ} 42' 02''$  East along a line which is parallel to and 450 feet North of the South line of said subdivision, a distance of 187.33 feet; thence North  $0^{\circ} 23' 00''$  East, a distance of 189.32 feet to a point on the South line of the A. W. Furber Road (now designated as College way by the City of Mount Vernon), which point is 262.33 feet West of the West line of the Pacific Northwest Traction Company's former right-of-way; thence North  $89^{\circ} 37' 00''$  West along the South line of said A. W. Furber Road (College way) which line is parallel to and 30 feet South of the North line of said subdivision, a distance of 398.28 feet to a point on the East line of State Highway (Riverside Drive); thence South  $0^{\circ} 24' 00''$  West along the East line of said State Highway (Riverside Drive), which line is parallel to and 30 feet East of the West line of said subdivision, a distance of 304.90 feet to the point of beginning.

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

Dated: MARCH 16, 2015.

As Personal Representative of the Estate of Eduard P. Rockey, Deceased, and not in her individual capacity.

  
BETTIE L. ROCKEY

