

When recorded return to:

Ms. Sharon M. Brady  
49365 Sauk Store Road  
Concrete, WA 98237



201503310029

Skagit County Auditor  
3/31/2015 Page

1 of

\$73.00  
2 9:51AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 151386-OE ✓

Grantor: Arden Landry, as Personal Representative of The Estate of Naomi L. Berkley  
Grantee: Sharon M. Brady

## SPECIAL WARRANTY DEED

**Land Title and Escrow**

**(Not Statutory)**

THE GRANTOR ARDEN LANDRY, as Personal Representative of the Estate of Naomi L. Berkley (deceased), authorized by Superior Court of the State of Washington, Skagit County Case No. 14-4-00419-2 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells and conveys to SHARON M. BRADY, an unmarried person the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lots 7 & 8 In 20-35-9 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350920-0-013-0001, P44555, 350920-0-010-0004, P44551

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 151386-OE.

Dated March 23, 2015

Arden Landry, as Personal Representative of The Estate of Naomi L. Berkley, (deceased), authorized by Superior Court of the State of Washington, Skagit County Case No. 14-4-00419-2

Arden Landry  
By: Arden Landry, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015981

MAR 31 2015

Amount Paid \$ 2586.<sup>00</sup>  
Skagit Co. Treasurer  
By MEM Deputy

STATE OF Washington }  
County of Skagit }, SS:

I certify that I know or have satisfactory evidence that Arden Landry  
signed this instrument, on oath stated that She is

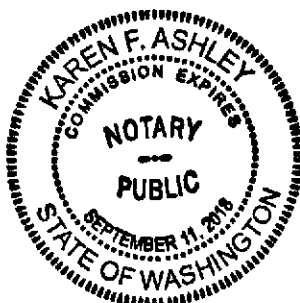
authorized to execute the instrument and acknowledged it as the

Personal Representative

of The Estate of Naomi L. Berkley, (deceased), authorized by to be the free and voluntary act of such  
Superior Court of the State of Washington, Skagit County  
Case No. 14-4-00419-2

party for the uses and purposes mentioned in this instrument.

Dated: March 23<sup>th</sup> 2015



Karen Ashley Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: September 11, 2018

**Schedule "A-1"**

**151386-OE**

**DESCRIPTION:**

That portion of the South 550 feet of Government Lot 7, and of the North 550 feet of Government Lot 8, Section 20, Township 35 North, Range 9 East, W.M., lying Easterly of the old State Highway (being that same highway designated as State Highway No. 16 in deed to Otto Peterson, recorded under Auditor's File No. 634420), EXCEPT that portion conveyed to the State of Washington by deed dated August 17, 1957, and recorded August 27, 1957, under Auditor's File No. 555457.

TOGETHER WITH that portion of U.S. Government Lot 8, Section 20, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the East quarter corner of Section 20, which is a point marked by a rebar and yellow cap stamped "Ska Surv 17651";  
thence South 00°51'01" West along the East line of Section 20, 550.0 feet to a ½" rebar and yellow cap stamped "Ska Surv 17651";  
thence North 89°00'30" West, 60 feet to the true point of beginning;  
thence South 45°55'16" West 9.89 feet;  
thence North 89°00'30" West, 237.72 feet to the East line of the Sauk Store Road;  
thence Northwesterly along the East line of said road 8.03 feet;  
thence South 89°00'30" East 248.64 feet to the true point of beginning,

EXCEPT that portion of U.S. Government Lot 8, Section 20, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the East quarter corner of Section 20, which is a point marked by a rebar and yellow cap stamped "Ska Surv 17651";  
thence South 00°51'01" West along the East line of Section 20, 550.0 feet to a ½" rebar and yellow cap stamped "Ska Surv 17651" and the true point of beginning;  
thence North 89°00'30" West, 60 feet;  
thence North 45°55'16" East 84.75 feet to the East line of Section 20;  
thence South 00°51'01" West along said East line 60 feet to the true point of beginning,

ALSO EXCEPTING from the above described premises, State Highway, County road and logging road rights of way.

Situate in the County of Skagit, State of Washington.