

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



Skagit County Auditor \$74.00
7/9/2015 Page 1 of 3 11:01AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2626
JUL 09 2015

Amount Paid \$0
Skagit Co. Treasurer
By mm Deputy

SPECIAL WARRANTY DEED

GRANTORS: **RODNEY A. PIERSON** and **JUDITH K. BORROW**,
Co-Personal Representatives for the **Estate of EVA M. PIERSON, Deceased**

GRANTEES: **RODNEY A. PIERSON**, a married man as his separate estate,
As to an undivided one-half fractional interest
and
JUDITH K. BORROW, a married woman as her separate estate
As to an undivided one-half fractional interest

Legal Description: Lots 1 & 2, SP #67-79, Ptn S34 T36N R3 EWM & Ptn Gvt Lot 2,
Abbreviated Form: S3 T35N R3 EWM

Additional on Page: Page 2

Assessor's Tax Parcel No: 360334-4-003-0004; P48659 *1.24 open space*
350303-0-018-0003, P33736 *2.64 open space*
360334-4-005-0002, P48661 *37.86 open space*

THE GRANTORS, **RODNEY A. PIERSON** and **JUDITH K. BORROW**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of EVA M. PIERSON, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 15 4 00023 3, in distribution of said estate, hereby grant, bargain, convey and confirm to the GRANTEES, **RODNEY A. PIERSON**, a married man as his separate estate, and **JUDITH K. BORROW** a married woman as her separate estate, an undivided one-half fractional interest to each as tenants in common 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:

Lots 1 and 2 of Short Plat No. 67-79, approved December 13, 1979, recorded December 14, 1979, in Volume 4 of Short Plats, page 10, as Auditor's File No. 7912140013, and being a portion of the Southwest ¼ of the Southeast ¼ of Section 34, Township 36 North, Range 3 E.W.M., and of Government Lot 2, Section 3, Township 35 North, Range 3 E.W.M.

SUBJECT TO: Easements, restrictions and reservations of record.

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

Estate of EVA M. PIERSON, Deceased

Estate of EVA M. PIERSON, Deceased

By Rodney A. Pierson
RODNEY A. PIERSON
Co-Personal Representative
DATED: June _____, 2015

By Judith K. Borrow
JUDITH K. BORROW
Co-Personal Representative
DATED: June 11, 2015

STATE OF WASHINGTON }
COUNTY OF KING } ss.

I certify that I know or have satisfactory evidence that **RODNEY A. PIERSON** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as a **Co-Personal Representative** of the **Estate of EVA M. PIERSON, 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 11 day of June, 2015.

Heather Waldron
HEATHER WALDRON



Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

STATE OF WASHINGTON
COUNTY OF SNOHOMISH

} ss.

I certify that I know or have satisfactory evidence that **JUDITH K. BORROW** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a **Co-Personal Representative** of the **Estate of EVA M. PIERSON, 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 11 day of June, 2015.

Heather Waldron
HEATHER WALDRON

Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

