

After recording return to:
Dean Swanson
404 S. Waugh Road
Mount Vernon, WA 98274



Skagit County Auditor \$74.00
9/11/2015 Page 1 of 3 2:52PM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2015 3689
SEP 11 2015

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

SPECIAL WARRANTY DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record

Grantor: Dean Swanson, acting as Personal Representative of the Estate of Peter Kermit Swanson.

Grantees: Dean Swanson, a married man, as his separate property; and Jeffrey K. Swanson, an unmarried man.

Legal Description: Portions of Sections 25 & 30, Township 34 N., Range 3 E., W.M.

Skagit County Treasurer's Tax Account Numbers: P22907; P22908; P22909; P22910; P22915; P22932; P95960; P95962.

GRANTOR, Dean Swanson, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, in his capacity as the duly appointed, qualified and acting Personal Representative for the estate of Peter Kermit Swanson, in Skagit County Cause No. 14-4-00053-7, and not in his individual capacity, does grant, bargain, and convey and confirm to

GRANTEES, Dean Swanson, a married man, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, as his separate property, an undivided fifty percent (50%) interest; to be held as tenants in common with Jeffrey K. Swanson, an unmarried man, whose address is 12652 Flats Road, La Conner, WA 98257, an undivided fifty percent (50%) interest,

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, and legally described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to: Easements, Covenants, and Restrictions 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 this 13 day of May, 2015 at La Conner, Washington.

Dean Swanson
Dean Swanson, Personal Representative

STATE OF WASHINGTON)

: ss

County of Skagit)

I certify that I know or have satisfactory evidence that Dean Swanson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument, and acknowledged it as the Personal Representative of the Estate of Peter Kermit Swanson, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated May 13, 2015

Becki R Bell
Notary Public in and for the State
of Washington, residing at La Conner
My Commission Expires: 04/18/2019



EXHIBIT "A"

Parcel 1: Government Lot 2 of Section 30, Township 34 North, Range 3 East, W.M. EXCEPT Diking and Drainage District rights-of-way, if any.

Parcel 2: Those portions of Government Lot 3 and the North 150 feet of Government Lot 4, all in Section 25, Township 34 North, Range 2 East, W.M., lying Easterly from the center of "Little Slough." EXCEPT Diking and Drainage District rights-of-way, if any.

Parcel 3: The North 150 feet of both Government Lots 3 and 6 of Section 30, Township 34 North, Range 3 East, W.M.; EXCEPT that portion of said Government Lot 6 lying within the Skagit County road right-of-way known as the Flats Road; EXCEPT that portion thereof lying within the following described parcel: That portion of Government Lots 6 and 7 of said Section 30, Township 34 North, Range 3 East, W.M., described as follows: Beginning at the Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence East parallel to the South line of Lot 7, 345 feet; thence Northerly and parallel to the West line of Lot 7, 335 feet; thence Westerly and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning. EXCEPT Diking and Drainage District rights-of-way, if any.

BUT EXCLUDING FROM PARCEL 3, the following portion, which was conveyed from Peter Kermit Swanson to Tamara Jane Swanson-Toyama by Quitclaim Deed recorded on October 24, 2013 under Skagit County Auditor's File No. 201310240087:

That portion of the North 150 feet of Government Lot 6, and the South 185 feet of Government Lot 7, Section 30, Township 34 North, Range 3 EWM, described as follows: Beginning at the Northwest corner of said Lot 6; thence South along the West line of Government Lot 6 150 feet; thence Easterly parallel with the North line of Government Lot 6, 925 feet, more or less, to the Southeast corner of tract conveyed by deed dated August 6, 1964, wherein Anna A. Swanson, a widow, was Grantor, and Carl Austin Swanson, Anton Vernon Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office of the Auditor of Skagit County, Washington, under Auditor's File No. 654229, and which point is the true point of beginning; thence North along the East line of said tract conveyed by deed recorded under Skagit County Auditor's File No. 654229 a distance of 239 feet; thence East 151 feet; thence South 23 feet; thence East 100 feet, more or less, to the Westerly right-of-way line of the County Road known as the Flats Road; thence Southerly along the Westerly right-of-way line of the Flats Road to the intersection with the South line of the North 150 feet of Government Lot 6; thence Westerly along the line which is parallel with and 150 feet South of the North line of Government Lot 6 to the point of beginning.

Subject to easements, covenants, and restrictions of record.

END