

 Skagit County Auditor
 \$74.00

 9/15/2015 Page
 1 of
 3 2:54PM

After recording return document to:

YOUNGQUIST & BETZ 904 South Third Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Magna Van Pelt, Personal Representative of the Estate of John Van Pelt Skagit County Probate No. 15-4-00117-5

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Magna Van Pelt, a single woman (a widow)

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of the NE 4 of SW 1/4, Sec. 20,

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P52708 and P26820

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2015 3725 SEP 15 2015

> Amount Paid \$0 Skagit Co.Treasurer By HT

SPECIAL WARRANTY DEED

THE GRANTOR, MAGNA VAN PELT, PERSONAL REPRESENTATIVE OF

THE ESTATE OF JOHN VAN PELT, Deceased, for and in fulfillment of the conditions set

forth in the Last Will and Testament of JOHN VAN PELT, Skagit County Probate

No. 15-4-00117-5, grants, bargains, sells, conveys and confirms to MAGNA VAN PELT, a

single woman (a widow), all of decedent's community one-half (1/2) interest in the following-

described real estate situate in the County of Skagit, State of Washington:

Parcel No. 52708 and Parcel No. 26820

Lots one (1) and two (2), Block Four (4), "Eastern Addition to Mount Vernon," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in volume 2 of plats, page 100, EXCEPT the South 5 feet of said Lot two (2).

and

That portion of the NE ¼ of the SW ¼ of Section 20, Township 34 North, Range 4, East of the Willamette Meridian, lying Easterly of the East Line of the Map of the Eastern Addition to Mount Vernon, as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, between the Easterly projection of the South Line of Block 3 and the North Line of Block 4 in said Plat; and Westerly of the West Line of the alley as shown on the Plat of Hartley & Rings Addition to the City of Mount Vernon, as per plat recorded in Volume 6 of Plats, page 16, records of Skagit County, Washington.

The Grantor for said estate 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 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.

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to

, 2015. be executed this day of Magna Van Pelt MAGNAVAN PELT, Personal Representative STATE OF WASHINGTON) : SS COUNTY OF SKAGIT)

On this day personally appeared before me, MAGNA VAN PELT, known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____



an 2015. day of Hun Dates

Notary Public in and for the State of Washington, residing at Mount Vernon.