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Skagit County Auditor

\$74.00

9/15/2015 Page

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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 1/4 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 *HTB* Deputy

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

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 11 day of Sept, 2015.

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