



201510280038

Skagit County Auditor \$75.00
10/28/2015 Page 1 of 3 10:51AM



Skagit County Auditor \$74.00
10/13/2015 Page 1 of 2 10:47AM

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4165
OCT 13 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By *Mdm* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4396
OCT 28 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By *Mdm* Deputy

SPECIAL WARRANTY DEED

Re-Record to correct legal description

GRANTOR: **ROBERT D. SWANSON**, Personal Representative for the Estate of Robert W. Swanson, Deceased

GRANTEES: **ROBERT D. SWANSON**, a married man as his separate estate;
MARLENE S. HANSEN, a single woman;
SHIRLEY SWANSON, a married woman as her separate estate;
JANIS L. SWANSON, a married woman as her separate estate;
and
CAROL A. DONOVAN, a married woman as her separate estate
Each as to an undivided one-fifth fractional interest

Legal Description;
Abbreviated Form: Ptn SE 1/4 NW 1/4 S9 T34N R4 EWM

Additional on Page: ~~Page 2~~ Exhibit A

Assessor's Tax Parcel No: 340409-0-009-0008; P24291

THE GRANTOR, **ROBERT D. SWANSON**, in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Robert W. Swanson, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 14 4 00258 1, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEES, **ROBERT D. SWANSON**, a married man as his separate estate; **MARLENE S. HANSEN**, a married woman as her separate estate; **SHIRLEY SWANSON**, a single woman; **JANIS L. SWANSON**, a married woman as her separate estate; and **CAROL A. DONOVAN**, a married woman as her separate estate, an undivided one-fifth fractional interest to each in and to that certain real property, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, legally described as follows,:

That portion of the SE 1/4 of the NW 1/4 of Section 9, Township 34 North, Range 4 EWM described as follows:

Beginning at a point 25 feet West and 126 feet South of the Northeast corner of said subdivision; thence West 196 feet, thence South 10 feet; thence East 190 feet; thence North 10 feet to the point of beginning. SEE EXHIBIT A FOR Situate in the County of Skagit, State of Washington. CORRECTED LEGAL SUBJECT TO: Easements, restrictions and reservations of record. DESCRIPTION.

Further, the Grantees take their interests in the above-referenced real property subject to that certain Tenancy in Common Agreement entered into among the Grantees dated October 7, 2015.

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: October 12, 2015.

ESTATE OF ROBERT W. SWANSON,
Deceased

By Robert D. Swanson
ROBERT D. SWANSON,
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ROBERT D. SWANSON is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the Estate of ROBERT W. SWANSON, 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 12 day of October, 2015.



Heather Waldron
Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Wash
My Commission Expires 3-23-2018

EXHIBIT A
(Legal Description)

340409-0-009-0008; P24291

That portion of the South half (S1/2) of the Northeast quarter (NE1/4) of the Northwest quarter (NW1/4) of Section Nine (9), Township thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of the County road along the East line of said Northeast quarter (NE1/4) of the Northwest quarter (NW1/4) and the South line of said Northeast quarter (NE1/4) of the Northwest quarter (NW1/4); thence North along the West line of said County road a distance of 105.0 feet; thence South $89^{\circ}49'$ West parallel to the South line of said subdivision 210.0 feet; thence South $0^{\circ}17'30''$ East parallel to the East line of said subdivision, a distance of 105.0 feet; thence North $89^{\circ}49'$ East parallel to the South line of said subdivision, a distance of 210.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.