

**After Recording Return To:**  
**Skagit Law Group, PLLC**  
**P. O. Box 336/227 Freeway Drive, Suite B**  
**Mount Vernon, WA 98273**



201511250073

Skagit County Auditor \$79.00  
11/25/2015 Page 1 of 7 11:11AM

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED**

*(Re - Record Due to Loss of Original)*

**GRANTORS:** **DONALD P. JOHNSON** and **MARILYN L. OLSON**,  
Co-Personal Representatives for the **Estate of Margaret C. Johnson, Deceased**  
**DONALD P. JOHNSON**, a married man as his separate estate  
**MARILYN L. OLSON**, a married woman as her separate estate

**GRANTEES:** **DONALD P. JOHNSON**, a married man as his separate estate;  
**DONALD P. JOHNSON** and **L. ELAINE JOHNSON**, husband and wife,  
*As to an undivided three twenty-fourths (3/24) fractional interest*  
**MARILYN L. OLSON**, a married woman as her separate estate;  
**MARILYN L. OLSON** and **WILLIAM W. OLSON**, wife and husband,  
*As to an undivided three twenty-fourths (3/24) fractional interest*  
**DEBORAH A. JOHNSON**, Personal Representative of the **Estate of Carl G. Johnson, Deceased**,  
*As to an undivided three twenty-fourths (3/24) fractional interest*

Legal Description: Abbreviated Form Ptn Gvt Lot 4 S25 T33N R4 EWM  
Additional on Page 2

Assessor's Tax Parcel No: 330425-0-020-0004; P17254  
330425-0-001-0700; R17189

Reference No. 201305010048

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 4787  
NOV 25 2015  
Amount Paid \$0  
Skagit Co. Treasurer  
By *mm* Deputy

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED / CORRECTION DEED**

UNRECORDED  
THE GRANTORS, **DONALD P. JOHNSON** and **MARILYN L. OLSON**, in their capacity as the duly appointed, qualified and acting Co-Personal Representatives for the **Estate of Margaret C. Johnson, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 13 4 00105 5, in distribution of said estate, hereby grant, bargain, convey and confirm all of Grantors' right, title and interest, together with all after-acquired title of the Grantors therein, to the GRANTEES, **DONALD P. JOHNSON**, a married man as his separate estate; **MARILYN L. OLSON**, a married woman as her separate estate, and **DEBORAH A. JOHNSON** in her capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of Carl G. Johnson, Deceased**, each Grantee as to an undivided three twenty-fourths (3/24) fractional interest as equal tenants in common in and to that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions and reservations of record.

The Grantors, **DONALD P. JOHNSON** and **MARILYN L. OLSON** in their capacity as the above-described Co-Personal Representatives, 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.

**DONALD P. JOHNSON**, a married man as his separate estate, as Grantor, for the purpose of converting/transmuting separate property to community property, does hereby further convey and quitclaim for love and affection all right, title and interest in and to his three twenty-fourths (3/24) fractional interest in and to the above-described property to the marital community of **DONALD P. JOHNSON** and **L. ELAINE JOHNSON**, as Grantee, including any after acquired title therein.

**MARILYN L. OLSON**, a married woman as her separate estate, as Grantor, for the purpose of converting/transmuting separate property to community property, does hereby further convey and quitclaim for love and affection all right, title and interest in and to her three twenty-fourths (3/24) fractional interest in and to the above-described property to the marital community of **MARILYN L. OLSON** and **WILLIAM W. OLSON**, as Grantee, including any after acquired title therein.

Upon the recording of this deed, all right, title and interest in the above-described property shall be held as follows:

**SPECIAL WARRANTY DEED AND QUITCLAIM DEED / CORRECTION DEED**

Elanor Walde, a single woman	One-half (1/2)
Estate of Carl G. Johnson and Deborah A. Johnson, as tenants in common	One-sixth (1/6)
Donald P. Johnson and L. Elaine Johnson, husband and wife	One-sixth (1/6)
Marilyn L. Olson and William W. Olson, wife and husband	One-sixth (1/6)
TOTAL:	One (1)

**This deed is given to correct the legal description in that certain deed between the same parties dated April 30, 2013, and recorded on May 1, 2013, under Skagit County Auditor's File No. 201305010048.**

Treasurer's excise stamp: #20131568

DATED this <sup>23</sup> day of <sup>Nov 2015</sup> April, 2013.

**Estate of MARGARET C. JOHNSON,  
Deceased, Grantor**

**Estate of MARGARET C. JOHNSON,  
Deceased, Grantor**

By Donald P. Johnson  
DONALD P. JOHNSON  
Co-Personal Representative

By Marilyn Olson  
MARILYN L. OLSON  
Co-Personal Representative

Marilyn Olson  
MARILYN L. OLSON, a married woman as  
her separate estate, Grantor

Donald P. Johnson  
DONALD P. JOHNSON, a married man as  
his separate estate, Grantor

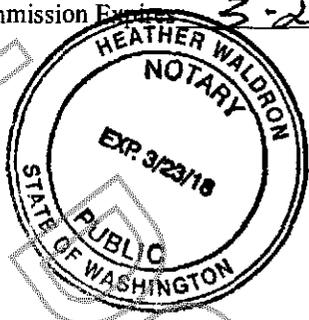
STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD P. JOHNSON** and **MARILYN L. OLSON** are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of the **Estate of MARGARET C. JOHNSON, Deceased**, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of November, 2015.

*Heather Waldron*

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



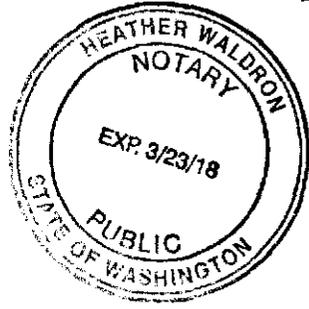
STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD P. JOHNSON** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of November, 2015.

*Heather Waldron*

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



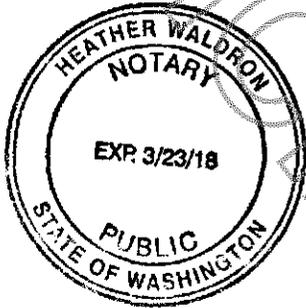
STATE OF WASHINGTON  
COUNTY OF SKAGIT

}

ss.

I certify that I know or have satisfactory evidence that **MARILYN L. OLSON** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23<sup>rd</sup> day of November, 2015.



*Heather Waldron*

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

## EXHIBIT "A"

### DESCRIPTION:

#### PARCEL "A":

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 284.03 feet South and 1,368.60 feet East of the center of said Section 25, the East and West centerline of said section bears East and West and the above said point is 30.0 feet Easterly of the Northern Pacific Railway Company Railroad right of way line, measured at right angles thereto; thence North 68°00' West 30.17 feet to the Easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence South 68°00' East 30.17 feet; thence Southwesterly along a line which is 30.0 feet Easterly and parallel to the said Easterly railroad right of way line to a point which is 330.2 feet South and 1,356.78 feet East of the center of said Section 25; thence South 70°00' East 143.00 feet, more or less, to the shore of Lake McMurray; thence Northerly along said shore line a distance of 70 feet; thence Northwesterly to a point on the Easterly line of said railroad right of way which is 12.24 feet Northerly of the true point of beginning; thence Southerly along the Easterly line of said railroad right of way 12.24 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

#### PARCEL "B":

That portion of the Burlington Northern Railroad Company right of way, conveyed by deed recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, said portion being Easterly of the main track centerline as recorded December 9, 1889 in Book 9 of Deeds, page 7, and lying Westerly of and between the most Northerly and most Southerly lines extended, of the following described property:

That portion of Government Lot 4, Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 284.03 feet South and 1,368.60 feet East of the center of said Section 25, the East and West centerline of said Section bears East and West and the above said point is 30.0 feet Easterly of the Northern Pacific Railway Company railroad right of way line, measured at right angles thereto; thence North 68°00' West 30.17 feet to the Easterly right of way line of Railway Company right of way, said point being the true point of beginning of this description; thence South 68°00' East 30.17 feet;

-continued-

**EXHIBIT "A"**

DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence Southwesterly along a line which is 30.0 feet Easterly and parallel to the said Easterly railroad right of way line to a point which is 330.3 feet South and 1,356.78 feet East of the center of said Section 25;

thence South  $70^{\circ}00'$  East 143.00 feet, more or less, to the shore of Lake McMurray;

thence Northerly along said shore line a distance of 70 feet;

thence Northwesterly to a point on the Easterly line of said railroad right of way which is 12.24 feet Northerly of the true point of beginning;

thence Southerly along the Easterly line of said railroad right of way 12.24 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.