

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273



Skagit County Auditor \$76.00
10/21/2016 Page 1 of 4 3:24PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164820
OCT 21 2016

SPECIAL WARRANTY DEED

Amount Paid \$
Skagit Co. Treasurer
By *ADM* Deputy

GRANTOR: **KATHLEEN E. GAMBLE**, Personal Representative of the Estate of **JOHN DANIEL SQUIRES, Deceased**

GRANTEE: **LISA G. SQUIRES**, a married woman as her separate estate

Legal Description:
Abbreviated Form: Ptn Gov. Lot 3, 36-36-2 E W.M. *Land Title and Escrow*
Additional on: Exhibit "A" *#1 55792-04*

Assessor's Tax Parcel No.: 360236-0-006-0008 (P47443)

THE UNDERSIGNED GRANTOR, **KATHLEEN E. GAMBLE**, in her capacity as the duly appointed Personal Representative of the Estate of **JOHN DANIEL SQUIRES, Deceased** (the "decedent"), under Skagit County Superior Court Cause No. 15-4-00256-2, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **LISA G. SQUIRES**, a married woman as her separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her 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 25th day of May, 2016.

Estate of JOHN DANIEL SQUIRES,
Deceased

By Kathleen Gamble
KATHLEEN E. GAMBLE
Personal Representative

STATE OF WASHINGTON

COUNTY OF SKAGIT

}
SS.

I certify that I know or have satisfactory evidence that **KATHLEEN E. GAMBLE** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of JOHN DANIEL SQUIRES, 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 20th day of May, 2016.



Megan Masonholder
Printed Name MEGAN MASONHOLDER
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2018

EXHIBIT "A"

Legal Description:

That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 3; thence South $1^{\circ}35'00''$ East along the East line of said Government Lot 3, a distance of 522.51 feet to a point on North line of the County Road; thence South $45^{\circ}35'00''$ West along the Northerly line of said County Road, a distance of 295.48 feet; thence along a $57^{\circ}17'45''$ curve to the right, having a radius of 100.00 feet, a distance along the arc of 20.92 feet; thence North $1^{\circ}35'00''$ West and parallel with the East line of said Government Lot 3, a distance of 738.53 feet to a point on the North line of said Government Lot 3; thence North $89^{\circ}03'30''$ East along the North line of said Government Lot 3, a distance of 233.43 feet to the Northeast corner of said Government Lot 3 and the point of beginning of this description, and containing 3.40 acres.

EXCEPT dike and ditch rights of way.

Situate in the County of Skagit, State of Washington.

