



201612230091

Skagit County Auditor

\$78.00

12/23/2016 Page

1 of

6 2:09PM

After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273

**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:** AF200611080037

**GRANTOR(S):** Rita Elaine Kensmoe Mallick and Sheila Beth Kensmoe Norton,  
Co Personal Representatives of the Estate of Glenn W. Kensmoe  
Skagit County Probate No. 15-4-00451-4

**ADDITIONAL GRANTORS ON PAGE      OF DOCUMENT.**

**GRANTEE(S):** Craig G. Kensmoe, a single man

**ADDITIONAL GRANTEES ON PAGE      OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:**

Parcel A: Ptn. of Track "X" lying Northerly at a point on East line of the West ½ of  
NW ¼, 32-35-4

Parcel B: Ptn. of East ½ of West ½ of NW 1/4, 32-35-4

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 5, 6 & 7      OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P38200 & P62322

**SPECIAL WARRANTY DEED**


THE GRANTORS, **RITA ELAINE KENSMOE MALLICK** and **SHEILA BETH KENSMOE NORTON**, CO-PERSONAL REPRESENTATIVES of the ESTATE OF **GLENN W. KENSMOE**, Skagit County Probate No. 15-4-00451-4, for and in consideration of distribution pursuant to the Last Will and Testament of **GLENN W. KENSMOE**, and RCW 11.96A, grant, bargain, sell, convey and confirm to **CRAIG G. KENSMOE**, a single man, as his separate property, all of Grantor's interest in the following-described real estate situate in the County of Skagit, State of Washington:

**Tax Parcel Nos. 38200 and 62322**

**(See attached Exhibit A for legal descriptions)**

The Grantors for said estate 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, they will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Co-Personal Representatives have caused this instrument to be executed this 15<sup>th</sup> day of December, 2016.

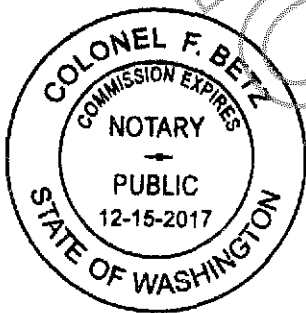
  
**RITA ELAINE KENSMOE MALLICK,**  
CO-PERSONAL REPRESENTATIVE

  
**SHEILA BETH KENSMOE NORTON**  
CO-PERSONAL REPRESENTATIVE

STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **RITA ELAINE KENSMOE MALLICK**, 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 15 day of DECEMBER, 2016.



[Signature]  
Notary Public in and for the State of Washington,  
residing at MT. VERMONT  
My commission expires: 12-15-17

20165796  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

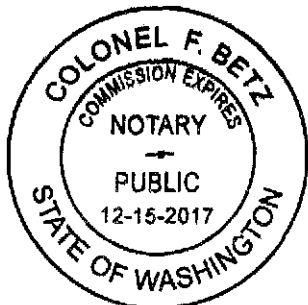
DEC 23 2016

STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

Amount Paid \$ 0  
Skagit Co. Treasurer  
By MF Deputy

On this day personally appeared before me, **SHEILA BETH KENSMOE NORTON**, 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 15 day of DECEMBER, 2016.



[Signature]  
Notary Public in and for the State of Washington,  
residing at MT. VERMONT  
My commission expires: 12-15-17

FILED  
SKAGIT COUNTY CLERK  
SKAGIT COUNTY, WA  
2015 DEC 30 AM 11:35

## I. BASIS

- ## II. CERTIFICATION

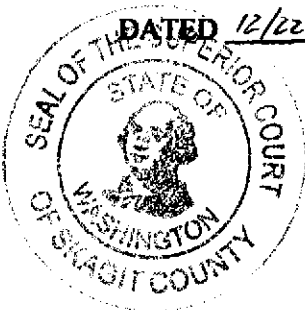
**DATED December 28, 2015**

**BY Linda B. Petrzela, Deputy Clerk**

**I further certify that these letters are now in full force and effect.**

**DATED** 12/22/16

BY Justin D. Clark Deputy Clerk



## EXHIBIT A

### PARCEL "A":

All that portion of the following described Tract "X", lying Northerly of the following described line:

Beginning at a point on the East line of the West ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., which is North 2°13'04" East 1,970.49 feet from the Southeast corner thereof, said point being the Northeast corner of a tract conveyed to Dick Nevitt and Deanne Nevitt, husband and wife, by instrument recorded July 30, 1971, under Auditor's File No. 756120; thence North 88°53'56" West parallel to the South line of said Northwest ¼ and along the North line of said Nevitt Tract and said North line extended to an intersection with the Easterly line of the Great Northern Railway Company and the true point of beginning of this line description; thence South 88°53'56" East to the East line of Tract X hereinafter described and the terminus of this line description;

### Tract X:

That portion of the West ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 660 feet North of the Southeast corner of said subdivision;  
thence North along the East line of said subdivision, 1,730 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923;  
thence West along the South line of said Callahan Tract to the East line of the Great Northern Railway right of way;  
thence Southerly along the East line of said right of way to a point 660 feet North of the South line of said Northwest ¼ of Section 32;  
thence East to the point of beginning.

EXCEPT the following described tracts:

1. Beginning at a point on the East line of said West ¼ of the Northwest ¼, which is North 2°13'04" East 1,760.49 feet from the Southeast corner thereof;  
thence North 2°13'04" East along said East line a distance of 210.00 feet;  
thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200 feet;  
thence South 210 feet to a point which is North 88°53'56" West 200 feet from the point of beginning;  
thence South 88°53'56" East a distance of 200 feet to the point of beginning.

2. Beginning at a point on the East line of said West ¼ of the Northwest ¼, which is North 2°13'04" East 1,307.49 feet from the Southeast corner thereof;  
thence North 2°13'04" East along said East line a distance of 200.00 feet;  
thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200.00 feet;  
thence South 2°13'04" West a distance of 200.00 feet to a point which is North 88°53'56" West from the point of beginning;  
thence South 88°53'56" East a distance of 200.00 feet to the point of beginning; and

ALSO those portions of Lots 9, 10 and 19, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point 150 feet North of the Southwest corner of said Lot 19;  
thence North along the West line of Lots 19, 10 and 9, 1,580 feet, more or less, to the South line of that certain tract conveyed to J. W. Callahan by deed recorded December 11, 1946, under Auditor's File No. 398923;

EXHIBIT A continued

thence East along the South line of said Callahan Tract 250 feet to the West line of that certain tract conveyed to Vern Knutzen and Myrtle Knutzen, husband and wife, by deed recorded November 8, 1954, under Auditor's File No. 508936, records of Skagit County; thence South along the West line of said Vern Knutzen Tract to the South line of said Lot 9; thence West along the South line of said Lot 9 to a point 150 feet East of the West line of said Lot 9; thence South and parallel to the West line of Lots 10 and 19 to a point 300 feet North of the South line of said Lot 19; thence Southwesterly in a straight line to the point of beginning; TOGETHER WITH that portion of the vacated 30 foot wide road adjacent to said Lots 9, 10 and 19 on the West which has reverted to said property by operation of law.

(End of Tract X)

TOGETHER WITH an easement for ingress, egress and utilities over the existing roadway over the above described Tract X lying Southerly of the line described above.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the East 1/4 of the West 1/4 of the Northwest 1/4 of Section 32, Township 35 North, Range 4 East, W.M., and of Tract 9 of "PLAT OF THE BURLINGTON ACREAGE PROPERTY" as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Easterly line of the right of way of the Great Northern Railway Company with a line parallel with and 70 feet (measured at right angles) South of the North line of Section 32; thence Southerly along said right of way 195 feet; thence East parallel with the North section line of a point in Tract 9 of Burlington Acreage Property which is 750 feet East of the West line of said Tract 9; thence North to the North line of said tract; thence West to the Northwest corner of said Tract 9; thence South 40 feet, more or less, to a point East of the point of beginning; thence West to the point of beginning.

EXCEPT right of way for an unnamed platted street along the West line of said Tract 9.

TOGETHER WITH that portion of the vacated street along the North line of said Tract 9 which has reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

EXCEPT FROM ALL OF PARCELS "A" and "B", a tract conveyed to Larry A. Hendricks, Trustee, by Deed recorded January 10, 1995, under Auditor's File No. 9501100024, described as follows:

The West 750 feet of Tract 9, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, EXCEPT the West 150 feet thereof, AND ALSO EXCEPT the South 391.04 feet of the East 500 feet thereof.

TOGETHER WITH that portion of vacated 30 foot wide road adjacent thereto on the North which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.