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Skagit County Auditor

\$78.00

4/28/2017 Page

1 of

6 11:27AM

After recording return document to:

YOUNGQUIST & BETZ

904 South Third

Mount Vernon, WA 98273

*Land Title and Escrow*

**DOCUMENT TITLE:** Special Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** James H. McRae, Personal Representative of the Estates of George A. McRae and Jessie E. McRae

Skagit County Probate No. 12-4-00088-3

**ADDITIONAL GRANTORS ON PAGE      OF DOCUMENT.**

**GRANTEE(S):** Jaron Hoffman and Melissa Hoffman, husband and wife

**ADDITIONAL GRANTEES ON PAGE      OF DOCUMENT.**

**ABBREVIATED LEGAL DESCRIPTION:** Ptn NW SW, 14-35-4 E W.M.

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2      OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P36531

## SPECIAL WARRANTY DEED

THE GRANTOR, JAMES H. McRAE, PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE A. McRAE, deceased and of the ESTATE OF JESSIE E. McRAE, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of JESSIE E. McRAE, Skagit County Probate No. 12-4-00088-3, grants, bargains, sells, conveys and confirms to JARON HOFFMAN and MELISSA HOFFMAN, husband and wife, all of Grantor's interest in the following-described real estate

situate in the County of Skagit, State of Washington:

**Tax Parcel No. 36531**

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section 14, 37 links (24.42 feet) South of the West  $\frac{1}{4}$  corner; thence continuing South along said West line a distance of 12 chains and 50 links (825 feet); thence East a distance of 16 chains and 12 links (1,063.92 feet), more or less, to the right of way of the Fairhaven and Southern Railway (now F&S Grade Road); thence North  $52\frac{1}{4}^\circ$  along said right of way to the point of beginning.

Situate in the County of Skagit, State of 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 other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, he will forever warrant and defend the said-described real estate.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171771  
APR 28 2017

Amount Paid \$ 3209.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 2<sup>nd</sup> day of April 2017, 2017.

Estate of Jessie E. McRae

James H. McRae  
JAMES H. McRAE, Personal Representative

Estate of George A. McRae

James H. McRae  
James H. McRae,  
Personal Representative

STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, **JAMES H. Mc RAE**, known to be the individual described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Washington,  
residing at \_\_\_\_\_

\*County of Skagit } SS:

I certify that I know or have satisfactory evidence James H. McRae

authorized to execute the instrument and

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/27/17

Notary Public in and for the State of Washington

Residing at 1414 Van Ness

My appointment expires: 2-15-18

**DESCRIPTION:**

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section 14, 37 links (24.42 feet) South of the West  $\frac{1}{4}$  corner; thence continuing South along said West line a distance of 12 chains and 50 links (825 feet); thence East a distance of 16 chains and 12 links (1,063.92 feet), more or less, to the right of way of the Fairhaven and Southern Railway (now F & S Grade Road); thence North  $52\frac{1}{4}^{\circ}$  along said right of way to the point of beginning.

Situate in the County of Skagit, State of Washington.

SKAGIT COUNTY, WASH  
FILED

**JAN 27 2017**

MAVIS E. BETZ, CO. CLERK  
Deputy

CASE NO. 12-4-00088-3

LETTERS OF ADMINISTRATION  
(WITH WILL ANNEXED)  
DE BONIS NON

## Deceased

1.1 The last will of GEORGE A. McRAE & JESSIE E. McRAE late of Skagit County were exhibited, proven and recorded in this court on MARCH 6, 2012.

1.3 The personal representative has qualified.

THIS IS TO CERTIFY THAT JAMES H. McRAE is authorized by this court to administer the wills of the above decedents according to law.

MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

### III. CERTIFICATE OF COPY

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I, MAVIS E. BETZ, Clerk of the Superior Court of this County, certify that the above is a true and correct copy of the Letters of Administration With Will Annexed De Bonis Non in the above-named case which as entered of record on JANUARY 27, 2017.

DATED 2/13/2017

MAVIS E. BETZ  
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY Jessica Clark Deputy Clerk

