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Adaptive Law Firm PS
904 South Third
Mount Vernon, WA 98273

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Skagit County Auditor
6/27/2017 Page

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2 2:27PM

SPECIAL WARRANTY DEED

THIS DEED is made by LEO GALLAGHER, as Personal Representative of the Estate of DAVID CLARK HOUGH, deceased, Grantor, for and in fulfillment of the conditions set forth in the Last Will and Testament of DAVID CLARK HOUGH, Skagit County Probate No. 14-4-00136-3. Grantor grants, bargains, sells, conveys and confirms to EILEEN HOUGH, a single woman, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for full legal description)

Abbreviated legal: Ptn. Of Gov't Lots 3 and 4, Sec. 36, Twp. 34 N, R4, EWM
Tax Parcel Number(s): P29929, P29930 and P29931

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.

DATED this 22nd day of June, 2017.


LEO GALLAGHER, Personal Representative
to Estate of David Clark Hough, Deceased

STATE OF WASHINGTON)
 : ss
COUNTY OF SKAGIT)

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX
2017-2840
JUN 27 2017

Amount Paid \$ 0
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that, LEO GALLAGHER, Personal Representative of the Estate of DAVID CLARK HOUGH, 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 this instrument.

DATED: June 22, 2017.





Notary Public for the State of Washington, residing
at Mount Vernon, Washington.
My commission expires May 9, 2020.

EXHIBIT 4 A

That portion of Government lots 3 and 4 in Section 36, Township 34 North, Range 4, East, W.M., described as follows:

Beginning at the Northwestern corner of the Southeastly 100 feet of that portion of Government lot 4 in said Section, lying Easterly of the County road known as Big Lake Boulevard, and Northwesternly of the Northwesternly line of Tract 3 of "Big Lake Water Front Tracts", according to the plat recorded in Volume 4 of Plats, Page 12, Records of Skagit County, Washington; Thence Northwesternly along the Easterly line of Big Lake Boulevard 30 feet to the true point of beginning; Thence continue Northwesternly along said Easterly line to the South line of said Government lot 3, then North 6 55' West along the Easterly line of said road 150 feet; Thence North 2 25' 30" West along the Easterly line of said road 20 feet; Thence Southeastly in a straight line to the meander line of Big Lake at the Southeastly corner of those premises conveyed to Anton Haugen et ux, by deed dated October 24, 1957, under Auditor's file No. 557724, and recorded in Volume 290 of deeds at Page 241; Thence Southerly along the meander line of said Government lots 3 and 4 to the Northwesternly line of the Southeastly 100 feet of that portion of said Government lot 4 lying Easterly of the County road and Northwesternly of the Northwesternly line of Tract 3 of said "Big Lake Water Front Tracts"; Thence Southwesterly to the true point of beginning, EXCEPT that portion of said Government lots 3 and 4 in Section 36, Township 34 North, Range 4 East, W.M., described as follows: Beginning at the Southwest corner of a tract conveyed to Argus Blackburn by deed dated January 17, 1961, and recorded January 31, 1961, under Auditor's file no. 603640; Thence Northwesternly along the East line of Big Lake Boulevard 77 feet; Thence Easterly to a point on the meander line of Big Lake that is 47 feet North of the Southeast corner of said Blackburn premises; Thence Southerly along said meander line to the Southeast corner of said Blackburn premises; Thence Westerly along the South line of said Blackburn premises to the point of beginning.