

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



Skagit County Auditor
7/5/2017 Page

201707050074
1 of 3 11:52AM
\$75.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173022
JUL 05 2017

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

SPECIAL WARRANTY DEED

GRANTOR: **JOLENE K. BERRY and REBECCA E. POTTER,**
Successor Co-Trustees of the Potter Family Trust uid 8/26/2002

GRANTEE: **REBECCA E. POTTER,** a single woman

Legal Description:

Abbreviated Form: Ptn Puget Sound & Cascade Railway right-of-way
(Gov. Lot 1 S12 T34N R4E WM)

Additional on Page: Page 1-2

Assessor's Tax Parcel No: 340412-0-003-0009; P24552

JOLENE K. BERRY and REBECCA E. POTTER, in their capacity as the **Successor Co-Trustees of the Potter Family Trust uid 8/26/2002**, the Grantor, in distribution of said Trust upon the death of surviving Trustor, Charles E. Potter, deceased, grants, bargains, conveys, and confirms to **REBECCA E. POTTER**, a single woman, as Grantee, all of the Grantor's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

A portion of the abandoned Puget Sound and Cascade Railway right-of-way, being 50 feet in width and crossing a portion of Government Lot 1, Section 12, Township 34 North, Range 4 East, W.M., in Skagit County, Washington, described as follows: Commencing at a point 7.44 chains east and 4.32 chains south of the northwest corner of Government Lot 1 at a point on the southern boundary of a county road known as the Clear Lake and Beaver Lake Road, 50 feet easterly of where said road crosses the right-of-way of the Seattle and International Railroad (Northern Pacific Railway); thence running south 17.5° west parallel to and 50 feet distant from said

UNRECORDED
railroad right-of-way, a distance of 11.93 chains to the true point of beginning of the tract herein described; thence continuing south 17.5° west for a distance of 252.12 feet; thence west for a distance of 50 feet more or less to the east boundary of the Seattle and International Railroad (Northern Pacific Railway); thence north 17.5° east along the boundary of said railroad right-of-way for a distance of 542.12 feet; thence east for a distance of 50 feet more or less; thence south 17.5° west for a distance of 290 feet to the true point of beginning, comprising a tract of approximately 0.6 acres.

SUBJECT TO: Restrictive covenants, restrictions, and easements of record.

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the 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, and will forever warrant and defend the said described real estate.

Dated this 28 day of June, 2017.

POTTER FAMILY TRUST uid 8/26/2002,
Grantor

By Jolene K. Berry
JOLENE K. BERRY,
Successor Trustee

By Rebecca E. Potter
REBECCA E. POTTER,
Successor Trustee

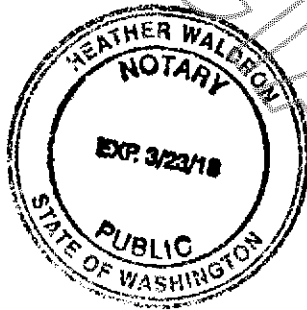
STATE OF WASHINGTON

COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that **JOLENE K. BERRY** and **REBECCA E. POTTER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Successor Co-Trustees** of the **POTTER FAMILY TRUST** **uid 8/26/2002**, 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 28 day of June, 2017



Heather Waldron

HEATHER WALDRON

Printed Name

NOTARY PUBLIC in and for the State of Washington

My Commission Expires 3-23-2018