

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173023  
JUL 05 2017

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *Mdm* Deputy



201707050075

Skagit County Auditor

\$75.00

7/5/2017 Page

1 of

3 11:52AM

## **SPECIAL WARRANTY DEED**

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

**GRANTEE:** **JOLENE K. BERRY,** a married woman as her separate estate

**Legal Description:**

Abbreviated Form: Ptn Tract 2 Buchanan Acreage Plat 1;  
Ptn Tract 3, Buchanan Acreage Plat 1  
Additional on Page: Exhibit A

**Assessor's Tax Parcel No:** 3866-000-002-0203; P62240  
3866-000-003-0103; P62243

**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 **JOLENE K. BERRY,** a married woman as her separate estate, 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:

See **Exhibit A** attached hereto and in corporate herein by this reference.

**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<sup>th</sup> 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

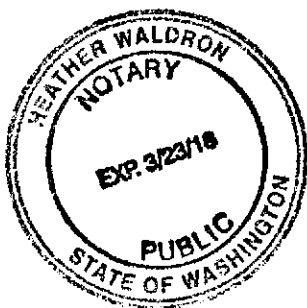
STATE OF WASHINGTON

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<sup>th</sup> day of June, 2017



Heather Waldron  
Printed Name **HEATHER WALDRON**  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 3-23-2018

**EXHIBIT A**  
**(Legal Description)**

Skagit County Assessor's Tax Parcel 3866-000-002-0203; P62240

Those portions of Tract 2, BUCHANAN ACREAGE PLAT 1, according to the plat thereof, recorded in Volume 4 of plats, page 6, records of Skagit County, Washington, described as follows:

- 1) Beginning at a point on the westerly line of said tract, 200 feet southeasterly of the northwest corner thereof;  
Thence southeasterly to the southwest corner of said tract;  
Thence easterly on the south line of said tract, 80 feet;  
Thence northwesterly, parallel with the westerly line of said tract to a point 200 feet south of (measured as right angles) the northerly line of said tract;  
Thence westerly 80 feet to the point of beginning.
- 2) Beginning at the northwest corner of said tract 2;  
Thence southeasterly along the westerly line of said tract, 100 feet to the true point of beginning;  
Thence southeasterly along said westerly line, 100 feet;  
Thence easterly, parallel with the northerly line, 80 feet;  
Thence northwesterly, parallel with the westerly line of said tract, 100 feet;  
Thence westerly to the true point of beginning.

Skagit County Assessor's Tax Parcel 3866-000-003-0103; P62243

The South 110 feet of Tract 3, "BUCHANAN ACREAGE PLAT 1," as per plat recorded in Volume 4 of plats, page 6, records of Skagit County, Washington