



201707180024

Skagit County Auditor

7/18/2017 Page

1 of

\$128.00
6 8:59AM

UNOFFICIAL DOCUMENT

Document Title: SPECIAL WARRANTY DEED

Reference Number :

Grantor(s): additional grantor names on page 1.

1. Marion Wood Roozen, as nonintervention co-personal representative of the Estate of Susan Scripps Wood, under King County, Washington . . .
2. L. Stedem Wood, as nonintervention co-personal representative of the Estate of Susan Scripps Wood, under King County, Washington Superior . . .

Grantee(s): additional grantee names on page .

1. Leighton P. Wood, as his separate estate
- 2.

Abbreviated legal description: full legal on page(s) EXHIBIT A

NW QTR SEC 29 TWP 34 RANGE 04
Skagit County, Washington

Assessor Parcel / Tax ID Number: additional tax parcel number(s) on page .

P28341

I, ANNETTE GILILLAND, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Annette Gililand Dated July 13, 2017

After Filing Return To:
James A. Flaggert
Davis Wright Tremaine LLP
1201 Third Avenue
Suite 2200
Seattle, WA 98101-3045

SPECIAL WARRANTY DEED

Grantor(s):

1. Marion Wood Roozen, as nonintervention co-personal representative of the Estate of Susan Scripps Wood, under King County, Washington Superior Court Cause No. 16-4-00875-2 SEA; and
2. L. Stedem Wood, as nonintervention co-personal representative of the Estate of Susan Scripps Wood, under King County, Washington Superior Court Cause No. 16-4-00875-2 SEA; and

Grantee(s):

1. Leighton P. Wood, as his separate estate

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

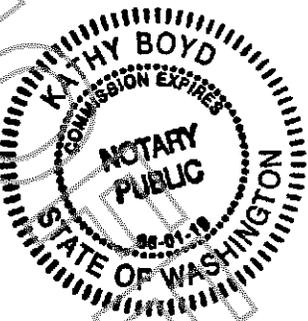
NW QTR SEC 29 TWP 34 RANGE 04
Skagit County, Washington

Assessor's Property Tax Parcel Account Number(s): P28341

Reference Numbers of Documents Assigned or Released (if applicable): N/A

instrument and acknowledged it to be her free and voluntary act and deed, as co-personal representative, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

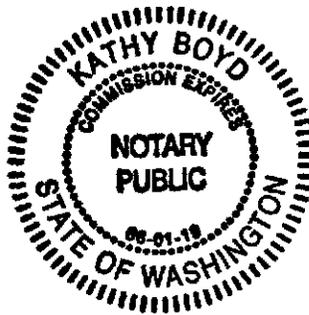


Kathy Boyd
NOTARY PUBLIC in and for the State of
Washington residing at Sedro-Woolley
My appointment expires 6-01-2019
Print Name Kathy Boyd

STATE OF WASHINGTON)
) ss.
COUNTY OF Shagit)

On this 31 day of June, 2017, before me, a Notary Public in and for the State of Washington, personally appeared L. Stedem Wood, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument and acknowledged it to be his free and voluntary act and deed, as co-personal representative, for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



Kathy Boyd
NOTARY PUBLIC in and for the State of
Washington, residing at Sedro-Woolley
My appointment expires 6-01-2019
Print Name Kathy Boyd

~~EXHIBIT A~~
Legal Description

~~(TAX 59) BEGINNING AT A POINT ON NORTH LINE R V WELTS TRACT, SAID POINT BEING ON NORTH AND SOUTH CENTERLINE OF NW 1/4 AND 730 FEET NORTH OF SOUTHWEST CORNER OF NE 1/4 NW 1/4; THENCE EAST ALONG NORTH LINE SAID TRACT TO A POINT 246 FEET EAST OF WEST LINE SAID SUBDIVISION; THENCE NORTH PARALLEL WEST LINE SAID SUBDIVISION 200 FEET MORE OR LESS TO SOUTH LINE MASSAR TRACT; THENCE WEST ALONG SOUTH LINE SAID TRACT 46 FEET MORE OR LESS TO EAST LINE BLODGETT ROAD; THENCE SOUTHERLY ALONG EAST LINE SAID ROAD TO NORTH LINE WELTS TRACT; THENCE EAST ALONG NORTH LINE SAID TRACT TO POINT OF BEGINNING.~~

EXHIBIT A

Legal Description

That portion of the North ½ of the Northwest ¼ of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the North and South centerline of the Northwest of said Section 29, 730 feet North of the Southwest corner of the Northeast ¼ of the Northwest ¼ of said Section, said point being on the North line of those premises conveyed to Robert Victor Welts by correction deed dated October 29, 1935, filed October 30, 1935, under Auditor's File No. 273638, and recorded in Volume 168 of Deeds, page 206, records of Skagit County;
thence East along the North line of said Welts premises, 246 feet, more or less, to the West boundary of Tenth Street in the City of Mount Vernon;
thence North along said West boundary 200 feet to the South line of those premises conveyed to Fred Massar et ux by correction deed dated July 17, 1935, filed November 16, 1935, under Auditor's File No. 274072, and recorded in Volume 160 of Deeds, page 481;
thence West along the South line of said Massar premises 446 feet, more or less, to the East boundary of Blodgett Road;
thence South along said East boundary of Blodgett Road 200 feet to the Northwest corner of said Welts property;
thence East along the North line of said Welts property to the point of beginning;

EXCEPT that portion as conveyed to Donald W. Wadland and Kathleen Wadland by Boundary Line Adjustment Deed, dated September 3, 1997 and recorded under Skagit County Auditor File No. 9709030045;

Situate in the County of Skagit, State of Washington.

FILED

2016 FEB -8 PM 2: 30

KING COUNTY
SUPERIOR COURT CLERK
SEATTLE, WA

**CERTIFIED
COPY**

IN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON
COUNTY OF KING

IN RE THE ESTATE OF SUSAN SCRIPPS WOOD DECEASED	NO: 16-4-00875-2 SEA LETTERS TESTAMENTARY (LTRTS)
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The last will and codicil(s) of the above named decedent was duly exhibited, proven and filed on February 8, 2016 .

It appears in and by said will and codicil(s) that MARION WOOD ROOZEN and L. STEDEM WOOD are named Executor(s) and by order of this court are authorized to execute said will and codicil(s) according to law.

WITNESS my hand and seal of said Court: February 8, 2016.



BARBARA MINER
King County Superior Court Clerk

By:  , Deputy Clerk
K. RICH

STATE OF WASHINGTON)
County of King)

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington, for the County of King, do hereby certify that I have compared the foregoing copy with the original instrument as the same appears on file and of record in my office, and that the same is a true and perfect transcript of said original and of the whole thereof. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said Superior Court at my office at Seattle on this date FEB 08 2016.



BARBARA MINER, Superior Court Clerk

By:  , Deputy Clerk

• NOT OFFICIAL WITHOUT SEAL •