



201710030044

Skagit County Auditor 10/3/2017 Page 1 of 3 \$78.00 3:11:47AM

After recording return document to:

ADAPTIVE LAW FIRM PS
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Star M. Fidler, Personal Representative of the Estate of Gary J. Fidler
Skagit County Probate No. 15-4-00443-3

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Star M. Fidler, a single woman

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptns. of the NW 1/4 of Sec. 20, Twp. 33 N,
R 4 E, WM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 & 3 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P16997

UNOFFICIAL DOCUMENT

SPECIAL WARRANTY DEED

THE GRANTOR, **STAR M. FIDLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF GARY J. FIDLER**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **GARY J. FIDLER, Skagit County Probate No. 15-4-00443-3**, grants, bargains, sells, conveys and confirms to **STAR M. FIDLER, a single woman**, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

Parcel No. P16997:

Those portions of the Northwest 1/4 of Section 20, Township 33 North, Range 4 East, W.M., described as follow:

(a) Beginning at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section, thence run West 40 rods to the County Road, now known as the Conway Hill Road, thence Southeasterly along the North line of said County Road to the East line of said Southwest 1/4 of the Northwest 1/4; thence North 302 feet to the place of beginning; EXCEPT that certain 50-foot wide strip of land taken for Drainage District No. 17 in Skagit County Cause No. 17539.

(b) The East 1/4 of the Northwest 1/4, EXCEPT County road right-of-way along the North line thereof including that portion conveyed to Skagit County by deed recorded as Auditor's File No. 276945; ALSO EXCEPT that certain 50-foot wide strip of land taken for Drainage District No. 17 in Skagit County Cause No. 17539; ALSO EXCEPT that portion thereof taken for road purposes by the State of Washington in Skagit County Cause No. 30390;

ALSO EXCEPT that portion thereof conveyed to Precision General Contractors, Inc., by deed dated October 29, 1970, and recorded November 30, 1970 as Auditor's File No. 746240 and more particularly described as follows:

That portion of the Northwest 1/4 of the Northwest 1/4, Section 20, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the proposed East right-of-way line of the FR 7 line and proposed South right-of-way line of SR 534, as both are shown in detail within that certain map known as SR5 MP 218.79 to MP 222.10 Conway Hill to Johnson Road, Sheet 6 of 20 sheets now of record and on file in the office of the Director of

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174670
OCT 03 2017

Amount Paid \$ ~~6~~
Skagit Co. Treasurer
By *M.M.M.* Deputy

