



201710030048

Skagit County Auditor
10/3/2017 Page

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\$76.00
3 11:48AM

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: Ptn. Of SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the
NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Sec. 21, Twp. 33 N, R 4, EWM

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

ASSESSOR'S TAX/PARCEL NUMBER(S): P17035 & P17033

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 Nos. P17035 & P17033

Those portions of the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Section 21, Township 33 North, Range 4, East, W.M., described as follows:

1. Beginning at a point 487 feet East of the Southwest corner of that SE ¼ of the NW ¼; thence South 26 degrees 30' East 50 feet, more or less, in the County Road; thence North 82 degrees West along said Road 26 feet; thence North 6 degrees West 63 feet; thence South 26 degrees 30' East 24 feet, more or less, to the point of beginning.
2. Beginning at a point 487 feet East of the Southwest corner of the SE ¼ of the NW ¼; thence South 26 degrees 30' East 50 feet, more or less, to the County Road; thence South 82 degrees East along said Road 100 feet; thence North 26 degrees 30' West 100 feet; thence North 82 degrees West 100 feet; thence South 26 degrees 30' East 50 feet, more or less, to the point of beginning.

SUBJECT TO: Easements, restriction and reservations of record.

Situate in Skagit County, State of Washington.

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, she will forever warrant and defend the said-described real estate.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174666
OCT 03 2017

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

UNOFFICIAL DOCUMENT

IN WITNESS WHEREOF, said Personal Representative has caused this instrument to be executed this 31 day of May, 2017.

Star Fidler P.R.
STAR M. FIDLER, Personal Representative

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **STAR M. FIDLER**, known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31 day of May, 2017.



Hollie Del Vecchio
Notary Public in and for the State of Washington, residing at Mount Vernon. My commission expires on ~~6/1/2018~~. 5-9-2020