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Skagit County Auditor

\$77.00

5/1/2018 Page

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4 11:10AM



201509150065

Skagit County Auditor

\$74.00

9/15/2015 Page

1 of

3 2:54PM

****Re-record to correct legal description and recording header****

After recording return document to:

YOUNGQUIST & BETZ
904 South Third
Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Magna Van Pelt, Personal Representative of the Estate of
John Van Pelt
Skagit County Probate No. 15-4-00117-5

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Magna Van Pelt, a single woman (a widow)

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn. of the NE 1/4 of SW 1/4, Sec. 20,
Township 34N, R4E, W.M.;
Lots 1 and 2, Block 4, Map of the Eastern
Addition to Mount Vernon, Skagit Co., WA

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

SEE Exhibit "A" attached

ASSESSOR'S TAX/PARCEL NUMBER(S): P52708 and P26820

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3725
SEP 15 2015

Amount Paid \$0
Skagit Co. Treasurer
By HVB Deputy

SPECIAL WARRANTY DEED

THE GRANTOR, **MAGNA VAN PELT, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN VAN PELT**, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of **JOHN VAN PELT, Skagit County Probate No. 15-4-00117-5**, grants, bargains, sells, conveys and confirms to **MAGNA VAN PELT, a single woman (a widow)**, all of decedent's community one-half (1/2) interest in the following-described real estate situate in the County of Skagit, State of Washington:

SEE Exhibit "A" attached hereto

~~Parcel No. 52708 and Parcel No. 26820~~

~~Lots one (1) and two (2), Block Four (4), "Eastern Addition to Mount Vernon," according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in volume 2 of plats, page 100, EXCEPT the South 5 feet of said Lot two (2).~~

and

~~That portion of the NE ¼ of the SW ¼ of Section 20, Township 34 North, Range 4, East of the Willamette Meridian, lying Easterly of the East Line of the Map of the Eastern Addition to Mount Vernon, as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, between the Easterly projection of the South Line of Block 3 and the North Line of Block 4 in said Plat; and Westerly of the West Line of the alley as shown on the Plat of Hartley & Rings Addition to the City of Mount Vernon, as per plat recorded in Volume 6 of Plats, page 16, records of Skagit County, Washington.~~

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181801

MAY 01 2018

Amount Paid \$0
Skagit Co. Treasurer
mjm Deputy

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

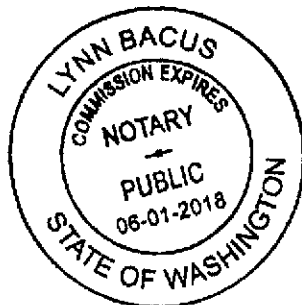
IN WITNESS WHEREOF, said Personal Representative has caused this instrument to
be executed this 11 day of Sept, 2015.

Magna Van Belt
MAGNA VAN PELT, Personal Representative

STATE OF WASHINGTON)
 : SS
COUNTY OF SKAGIT)

On this day personally appeared before me, **MAGNA VAN PELT**, 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 1st day of September 2015.



Sharon Davis
Notary Public in and for the State of Washington,
residing at Mount Vernon.

EXHIBIT "A"
Legal Description

PARCEL "A":

Lots 1 and 2, Block 4, "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, EXCEPT the South 5 feet of said Lot 2.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., lying West of the West line of an alley as conveyed to the City of Mount Vernon by deed filed for record under Auditor's File No. 403859, and between the North line of Lot 1, Block 4,

"MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON" extended East and the South line of the North 15 feet of Lot 2, Block 4 "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON" extended East.

TOGETHER WITH with that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East W.M., lying West of the West line of an alley as conveyed to the city of Mount Vernon by deed filed for record under Auditor's File No. 403859, and between the Easterly extensions of the South line of the North 15 feet of Lot 2 and the North line of the South 5 feet of Lot 2, in Block 4 of "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON".

PARCEL "C":

That part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M., lying Easterly of the East Line of the "MAP OF THE EASTERN ADDITION TO MT. VERNON, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, page 100, records of Skagit County, Washington, between the Easterly projection of the South Line of Block 3 and the North Line of Block 4 in said Plat; and Westerly of the West Line of the alley as shown on the Plat of Hartley & Rings Addition to the City of Mount Vernon, as per plat recorded in Volume 6 of Plats, page 16, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Exhibit "A"