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10/12/2018 09:52 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Return Address:

Document Title:

Special Warranty Deed

Reference Number (if applicable): _____

Grantor(s):

additional grantor names on page ____

- 1) Alan E. Hebert
- 2) Darcy Y. Hebert Estate

Grantee(s):

additional grantor names on page ____

- 1) Alan E. Hebert
- 2) _____

Abbreviated Legal Description:

full legal on page(s) ____

NW SE 34-34-4

Assessor Parcel /Tax ID Number:

additional parcel numbers on page ____

P29739

Return to:
ADAPTIVE LAW FIRM PS
904 South Third Street
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

THIS DEED is made by ALAN E. HEBERT, as Personal Representative of the Estate of DARCY Y. HEBERT, DECEASED, Grantor, for and in fulfillment of the conditions set forth in the Last Will and Testament of DARCY Y. HEBERT, Skagit County Probate No. 16-4-00285-4. Grantor grants, bargains, sells, conveys and confirms to ALAN E. HEBERT, a single man, as his separate property, all of decedent's interest in the following-described real estate situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for full legal description)

Abbreviated legal: Ptn. of the S 1/2 of the NW 1/4 of the SE 1/4, Sec 34, Twp. 34N, Range 4 EWM.

Tax Parcel Number(s): P29739 & P116433

The Grantor for said estate expressly limits 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, he will forever warrant and defend the said-described real estate.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 4457
OCT 08 2018

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

DATED this 24 day of January, 2018.

Alan E. Hebert

ALAN E. HEBERT, Personal Representative
to Estate of DARCY Y. HEBERT, Deceased

STATE OF WASHINGTON)
 :SS
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that, ALAN E. HEBERT, Personal Representative of the Estate of DARCY Y. HEBERT, is the person who appeared before me, and said person acknowledged that he signed this instrument, and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: January 24 2018.



Hollie Del Vecchio

Notary Public for the State of Washington
My commission expires: May 9, 2020

EXHIBIT "A"**Parcel Nos. P29739 & P116433:**

The South ½ of the Northwest ¼ of the Southeast ¼ of Section 34, Township 34 North, Range 4 East W.M., EXCEPT the North ¼ of the East ½ thereof, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across an abandoned railroad grade referred to in documents recorded under Auditor's File Nos. 374439, 378727, 378728 and 869367, and across the East 20 feet of that portion of the Southwest ¼ of the Northeast ¼, lying South of the Big Lake Road.

SUBJECT TO Paragraphs 10 and A and B on Schedule "8-1" of First American Title Company of Skagit County's Preliminary Commitment under Order #16545.

The Grantors herein reserve unto themselves, their heirs, successors and assigns, a non-exclusive easement for ingress and egress and utilities over and across an abandoned railroad grade referred to in documents recorded under Auditor's File Nos. 374439, 378727, 378728 and 869367, and across the East 20 feet of that portion of the Southwest ¼ of the Northeast ¼ of said Section 34, Township 34 North, Range 4 East W.M., lying South of the Big Lake Road. Said easement to be for use and benefit of adjoining property owners.

Street Address: 17703 Ervine Lane, Mount Vernon, WA 98274 (for P29739)