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

Return Address:

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Document Title:

Special Warranty Deed

Reference Number (if applicable): \_\_\_\_\_

Grantor(s):

☐ additional grantor names on page \_\_\_\_

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

Grantee(s):

☐ additional grantor names on page \_\_\_\_

- 1) Alan E. Herbert
- 2) \_\_\_\_\_

Abbreviated Legal Description:

☐ full legal on page(s) \_\_\_\_

SW SE 34-34.4

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page \_\_\_\_

P107763

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 N 135 feet of W ½ of the SW ¼ of the SE ¼, Sec 34, Twp. 34N, Range 4 EWM.

Tax Parcel Number(s): P107763

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  
20184459  
OCT 08 2018

Amount Paid \$0  
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

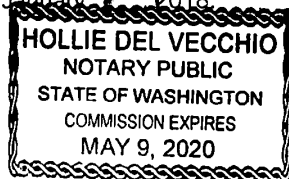
STATE OF WASHINGTON )

: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"P107763:

That portion of the North 135 feet of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said North 135 feet; thence North 89 degrees 32'18" West along the North line thereof, a distance of 265.30 feet to the Easterly line of 20 foot wide strip of land for an existing road; as reserved in document recorded under Auditor's File No. 650646, records of Skagit County, Washington, thence Southeasterly and Southerly along said Easterly line a distance of 124.33 feet on a curve to the right having a radius of 124.09 feet, a central angle of 57 degrees 24'21", and a chord bearing of South 19 degrees 02'23" East; thence continuing Southerly along said Easterly line a distance of 22.74 feet on a reverse curve to the left having a radius of 135.17 feet, a central angle of 09 degrees 38'22", and a chord bearing of South 04 degrees 50'40" West to the South line of said North 135 feet; thence South 89 degrees 32'18" East along said South line, a distance of 224.69 feet to the Southeast corner of said North 135 feet; thence North 01 degree 32'45" East along the East line thereof, a distance of 135.02 feet to the point of beginning.

SUBJECT TO: Paragraphs A-D of Schedule "B-1" of First American Title Company's preliminary Commitment for Title Insurance No. 45641.