

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

201811080016

11/08/2018 11:11 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor



201811210014

11/21/2018 10:53 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4935
NOV 08 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By *HJB* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 5134
NOV 21 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By *mam* Deputy

SPECIAL WARRANTY DEED

Re-Record to correct legal description

GRANTOR: EDWARD L. COWGILL, Individually and as Personal Representative of the Estate of PATRICIA A. COWGILL, Deceased

GRANTEE: EDWARD L. COWGILL, a single man

Legal Description:

Abbreviated Form: PTN GOV LOT 2, SECTION 34, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 350234-0-003-0004; P33494

THE UNDERSIGNED GRANTOR, EDWARD L. COWGILL, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of PATRICIA A. COWGILL, Deceased, under Skagit County Superior Court Cause No. 18-4-00021-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, EDWARD L. COWGILL, a single man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

SPECIAL WARRANTY DEED - 1

The Grantor, for himself and for his successors in interest, 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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

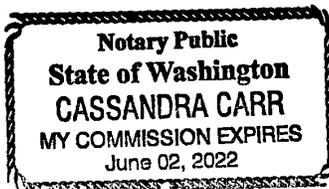
DATED this 7th day of November, 2018.

Edward L. Cowgill
EDWARD L. COWGILL, Individually and as
Personal Representative of the Estate of
PATRICIA A. COWGILL, Deceased

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that EDWARD L. COWGILL is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the Estate of PATRICIA A. COWGILL, Deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of November, 2018.



Cassandra Carr

Printed Name CASSANDRA CARR
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2022

EXHIBIT "A"Legal Description:

That portion of Government Lot 2 of Section 34, Township 35 North, Range 2 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of that certain tract conveyed to Bert Swisher by deed dated December 9, 1919, and recorded December 26, 1919, under Auditor's File No. 137915, records of Skagit County, Washington;

thence South 8 rods;

thence East 38 rods, more or less, to the meander line of Padilla Bay;

thence Northerly along said meander line 8 rods, more or less, to the North line of said Swisher tract;

thence West along the North line of said Swisher tract 38 rods, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

CORRECTED
EXHIBIT "A"

THAT PORTION OF GOVERNMENT LOT 2 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE QUARTER CORNER, SAID SECTION 34; THENCE NORTH 0 DEGREES 40' 40" EAST ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 820.13 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 15' 30" EAST, 679.28 FEET TO THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 02 DEGREES 52' 30" WEST ALONG SAID EAST LINE, 132.26 FEET; THENCE NORTH 89 DEGREES 15' 30" WEST, 671.08 FEET TO A POINT ON SAID WEST LINE, SAID POINT LYING 132.00 FEET NORTH OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 40' 40" WEST ALONG SAID WEST LINE, A DISTANCE OF 132.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE COUNTY ROAD RIGHT-OF-WAY KNOWN AS THE MARCH'S POINT ROAD.

CORRECTED EXHIBIT "A"

