

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



201812260068

12/26/2018 02:15 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

SPECIAL WARRANTY DEED

GRANTORS: SUSAN M. MARTIN and HERBERT S. CRAM, Co-
Personal Representatives of the Estate of JEAN E. CRAM,
Deceased

GRANTEES: SUSAN M. MARTIN, a married woman as her separate estate,
AND
HERBERT S. CRAM, a married man as his separate estate

Legal Description:
Abbreviated Form:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5584
DEC 26 2018

Amount Paid \$5
Skagit Co. Treasurer
By *mam* Deputy

P15194: LT 1 SEC 1 TWP 33 N R 2 E W.M.
P15172: E 12RDS OF LT 2 SEC 1 TWP 33 N R 2 E W.M.
P15176: E 12RDS OF LT 4 TGW LT 5 SEC 1 TWP 33 N
R 2 E W.M.
P15478: LT 4 W OF SULLIVAN SLO SEC 6 TWP 33 N
R 3 E W.M.
P20873: PTN SE ¼ SE ¼ SEC 36 TWP 34 N R 2 E W.M.
TGW LT 4 SEC 31 TWP 34 N R 3 E W.M.
P20875: PTN SEC 36 TWP 34 N R 2 E W.M.
P20879: PTN SEC 36 TWP 34 N R 2 E W.M.
P74512: LA CONNER TIDE LANDS 1ST SEC 1 TWP 33 N
R 2 E W.M. TR 5&6 PL 19
P74513: LA CONNER TIDE LANDS 1ST SEC 6 TWP 33 N
R 2 E W.M. TR 1 PL 20

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 330201-0-023-0001; P15194 340236-0-017-0007; P20875
330201-0-002-0006; P15172 340236-0-023-0009; P20879
330201-0-005-0003; P15176 4129-019-005-0003; P74512
330306-0-004-0008; P15478 4129-020-001-0005; P74513
340236-0-015-0009; P20873

THE UNDERSIGNED GRANTORS, SUSAN M. MARTIN and HERBERT S. CRAM,

SPECIAL WARRANTY DEED - 1

court-appointed Co-Personal Representatives of the **Estate of JEAN E. CRAM, Deceased**, under Skagit County Superior Court Cause No. 18-4-00284-29, in distribution of a specific bequest from said Estate, hereby grant, bargain, convey, and confirm to the GRANTEES, **SUSAN M. MARTIN**, a married woman as her separate estate, and **HERBERT S. CRAM**, a married man as his separate estate, each as to an undivided one-half (1/2) interest, as tenants in common, all of Grantors' right, title, and interest, together with all after-acquired title of the Grantors, 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.

The Grantors, for themselves and for their successors in interest, do by these presents expressly limit the covenants of this deed to those herein expressed and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantors, and not otherwise.

DATED this 21st day of December, 2018.

Estate of JEAN E. CRAM, Deceased

By *Susan M. Martin*
SUSAN M. MARTIN
Co-Personal Representative

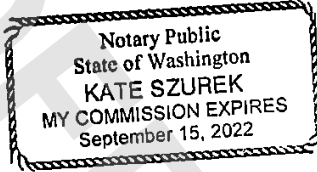
By *Herbert S. Cram*
HERBERT S. CRAM
Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **SUSAN M. MARTIN** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it, as the Co-Personal Representative of the **Estate of**

JEAN E. CRAM, Deceased, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 21st day of December, 2018.



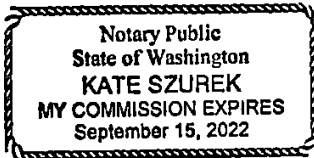
Kate Szurek

Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2022

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **HERBERT S. CRAM** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it, as the Co-Personal Representative of the **Estate of JEAN E. CRAM, 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 21st day of December, 2018.



Kate Szurek

Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2022

EXHIBIT "A"Legal Descriptions:330201-0-023-0001; P15194:

GOVERNMENT LOT 1, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST,
W.M.

Situate in the County of Skagit, State of Washington.

330201-0-002-0006; P15172:

THE EAST 12 RODS (198.00 FEET) OF GOVERNMENT LOT 2, SECTION 1,
TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M.

Situate in the County of Skagit, State of Washington.

330201-0-005-0003; P15176:

GOVERNMENT LOT 5 AND THE EAST 12 RODS (198.00 FEET) OF
GOVERNMENT LOT 4, SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST,
W.M.

Situate in the County of Skagit, State of Washington.

330306-0-004-0008; P15478:

GOVERNMENT LOT 4, WEST OF SULLIVAN SLOUGH, SECTION 6, TOWNSHIP
33 NORTH, RANGE 3 EAST W.M.

Situate in the County of Skagit, State of Washington.

340236-0-015-0009; P20873:

That portion of the SE ¼ of the SE ¼, Section 36, Township 34 North, Range 2 East,
W.M., and of Government Lot 4, Section 31, Township 34 North, Range 3 East, W.M.,
described as follows:

Beginning on the east line of Block 29, "Syndicate Addition to the Town of La Conner,"
according to the plat recorded in Volume 2 of Plats, page 109, records of Skagit County,
Washington, South 30°12' West 124.9 feet from its northeast corner; thence South 59°48'
East 1518.4 feet to intersect the south line of said Section 31, East 117.1 feet of its
southwest corner; thence West 634.6 feet; thence North 82°05' West 249.2 feet to
intersect the north line of Caledonia Street in said town, if produced; thence North 59°48'

EXHIBIT "A"**SPECIAL WARRANTY DEED**

West along said street line produced, 739.4 feet to Block 30, said addition; thence North 30°12' East along the easterly line of said Syndicate Addition to the Town of La Conner, 413.8 feet to the point of beginning,

EXCEPT that portion described as follows: Beginning at the intersection of the north line of Caledonia Street, as established in the Town of La Conner, with the east line of Block 30, "Syndicate Addition to the Town of La Conner"; thence North 30°12' East along the east line of said block, 200 feet; thence south and east at right angles to the east line of said Block 30, a distance of 162 feet; thence South 30°12' West 200 feet, more or less, to the north line of Caledonia Street, if extended; thence northwesterly along the north line of Caledonia Street, 162 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

340236-0-017-0007; P20875:

PORTION OF SECTION 36, TOWNSHIP 34 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

A TRIANGULAR PIECE OF LAND IN THE SOUTHEAST CORNER OF SAID SECTION 36, BOUNDED ON THE SOUTH BY THE SECTION LINE, BOUNDED ON THE NORTHWEST BY TAX LOT 6 (AS CONVEYED TO FRE F. COOK BY DEED DATED APRIL 16, 1906, RECORDED MAY 3, 1906, UNDER AUDITOR'S FILE NO. 56964) AND BY THE EAST LINE OF BLOCK 31 SYNDICATE ADDITION TO THE TOWN OF LA CONNER ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 109, AND BOUNDED ON THE NORTHEAST BY THE ROAD COMMONLY KNOWN AS RACE TRACK ROAD (EXCEPT THAT PORTION IF ANY, LYING WITHIN THAT TRACT CONVEYED TO ALBERT O. CHURCH BY THAT CERTAIN DEED DATED MARCH 23, 1916, RECORDED NOVEMBER 5, 1917, UNDER AUDITOR'S FILE NO. 122004).

Situate in the County of Skagit, State of Washington.

340236-0-023-0009; P20879:

A tract of land in Section 36, Township 34 North, Range 2 East, W.M., beginning on the east line of Block 29, "Syndicate Addition to the Town of La Conner," according to the plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, South 30°12' West 124.9 feet from its northeast corner; thence South 59°48' East 250 feet; thence North 30°12' East 474.9 feet; thence North 59°48' West 50 feet; thence South 30°12' West 150 feet; thence North 59°48' West 200 feet; thence South 30°12' West 324.9 feet to place of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
SPECIAL WARRANTY DEED

4129-019-005-0003; P74512:

TRACTS 5 AND 6, PLATE 19, TIDE AND SHORE LANDS OF SECTION 1, TOWNSHIP 33 NORTH, RANGE 2 EAST, W.M., AS PER MAP THEREOF FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

Situate in the County of Skagit, State of Washington.

4129-020-001-0005; P74513:

TRACT 1, PLATE 20, TIDE AND SHORE LANDS SECTION 6, TOWNSHIP 33 NORTH, RANGE 3 EAST, W.M., AS PER MAP THEREOF FILED IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"
SPECIAL WARRANTY DEED

