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08/29/2019 10:56 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273

SPECIAL WARRANTY DEED

GRANTOR: JUANITA J. PITMAN and SUSAN E. ROUGHTON,
Co-Personal Representatives for the Estate of
JOHN B. MONTOYA, Deceased

GRANTEE: JUDITH N. MONTOYA, a single woman

Legal Description:

Abbreviated Form: Ptns SE – SW of Section 23 and ptns NE – NW of Section 26; all
in Township 33 North, Range 4 East

Additional on: Exhibit A

Assessors Tax Parcel Nos: 330423-3-005-0009; P17171
330426-2-003-0000; P17342
330423-3-005-0109; P133917

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-3700
AUG 29 2019

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

THE GRANTORS, JUANITA J. PITMAN and SUSAN E. ROUGHTON, in their capacity as the duly appointed, qualified and acting **Co-Personal Representatives for the Estate of JOHN B. MONTOYA, Deceased** (the “decedent”), under Skagit County Cause No. 17 4 00351 4, in distribution of said estate, hereby grant, bargain convey and confirm to **JUDITH N. MONTOYA**, a single woman, all of Grantors’ right, title and interest (that being the undivided one-half community property interest of the decedent) in and to the following described real estate, situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors, to-wit:

See legal description on **Exhibit A** attached hereto and incorporated herein by this reference.

SPECIAL WARRANTY DEED

Situate in the County of Skagit, State of Washington.

On recording this deed all right, title and interest in the above-described property shall vest in **JUDITH N. MONTOYA**, the decedent's surviving spouse, as her separate estate.

DATED this 13 day of August, 2019.

ESTATE OF JOHN B. MONTOYA, Deceased

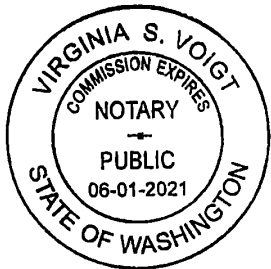
By Juanita J. Pitman, Personal Rep.
JUANITA J. PITMAN,
Co-Personal Representative

By Susan E. Roughton, Personal Rep.
SUSAN E. ROUGHTON,
Co-Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JUANITA J. PITMAN** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a **Co-Personal Representative** for the Estate of **JOHN B. MONTOYA, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of August, 2019.



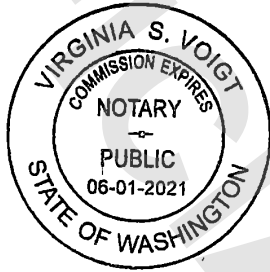
Virginia S. Voigt
Printed Name VIRGINIA S. VOIGT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

STATE OF WASHINGTON
COUNTY OF SKAGIT

}
ss.

I certify that I know or have satisfactory evidence that **SUSAN E. ROUGHTON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a **Co-Personal Representative** for the **Estate of JOHN B. MONTOYA, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 13th day of August, 2019.



Virginia S. Voigt
VIRGINIA S. VOIGT
Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

SPECIAL WARRANTY DEED

Exhibit A

PARCEL A:

The Southeast Quarter of the Southwest Quarter of Section 23, Township 33 North, Range 4, East of the Willamette Meridian,

EXCEPT that portion lying Northerly of the Southerly line of the State Highway No. 534;

EXCEPT that portion lying Southerly of the Northerly line of the railroad right of way conveyed to Puget Sound Pulp and Timber Company, by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County;

AND EXCEPT the East 60 feet thereof.

PARCEL B:

That portion of the Northeast Quarter of the Northwest Quarter of Section 26, Township 33 North, Range 4, East of the Willamette Meridian, lying Northwesterly of a line drawn from the Northeast corner of said subdivision to the Southwest corner thereof;

EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right of way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948, under Auditor's File No. 424512, records of Skagit County, and

EXCEPT that portion thereof lying Easterly of a line drawn parallel with and 60 feet Westerly of the Easterly line of said Tract.

PARCEL "C":

A non-exclusive easement for road purposes, established by Real Estate Contract recorded February 28, 1974 as Auditor's File No. 797310, over and across the East 60 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 33 North, Range 4 East W.M., lying Southerly of State Highway No. 534 and over and across a 60 foot strip of land in the Northeast 1/4 of the Northwest 1/4 of Section 26, Township 33 North, Range 4 East W.M., lying adjacent to and Northwesterly of a line drawn from the Northeast corner to the Southwest corner of said subdivision; EXCEPT that portion thereof lying Southerly of the Northerly line of the railroad right-of-way as conveyed to Puget Sound Pulp and Timber Company by deed recorded November 3, 1948 under Auditor's File No. 424512.

All situate in the County of Skagit, State of Washington.

SPECIAL WARRANTY DEED

