

AFTER RECORDING RETURN TO:
Mark N. Hansen and Laura A. Cliggott
16644 West Kamb Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3346
Aug 27 2020
Amount Paid \$14235.00
Skagit County Treasurer
By Heather Beauvais Deputy

LAND TITLE AND ESCROW
01-179420-OE

Reference Number of Related Document: N/A
Grantor(s): DONALD W. GIBSON, by Donna Dee Teas, as attorney-in-fact, and
COLEEN N. FREDERICK, Trustee of the Marion V. Gibson Marital
Trust dated February 26, 2014
Grantee(s): MARK N. HANSEN, a single person, and LAURA A. CLIGGOTT, a
single person
Abbreviated Legal Description: Ptn Gov. Lot 3, 2-33-3.

Additional Legal Description is on Exhibit A

Assessor's Property Tax Parcel or Account Nos.: 330302-0-004-0002, P15295

SPECIAL WARRANTY DEED

THE GRANTOR(s), DONALD W. GIBSON, by Donna Dee Teas, as attorney-in-fact, and COLEEN N. FREDERICK, Trustee of the Marion V. Gibson Marital Trust dated February 26, 2014, each as to an undivided indeterminate interest for and in consideration of EIGHT HUNDRED FIFTY THOUSAND AND NO/100 Dollars \$850,000.00 in hand paid, conveys and warrants to MARK N. HANSEN, a single person, and LAURA A. CLIGGOTT, a single person, as joint tenants with rights of survivorship, as Grantee(s), the following described real estate, situated in the County of Skagit, State of Washington as legally described on Exhibit A and subject to those matters set forth on Exhibit A and incorporated herein by this reference.

The Grantor for himself and for his successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, and will forever warrant and defend the said described real estate, subject to such express limitation.

Dated this 25 day of August, 2020.

[Signatures appear on the following page]

GRANTOR(s):

MARION V. GIBSON MARITAL TRUST

Donald W. Gibson by Donna Dee Teas
DONALD W. GIBSON,
by Donna Dee Teas, as attorney-in-fact,
as attorney in fact

Coleen N. Frederick, Trustee
COLEEN N. FREDERICK, Trustee

STATE OF Louisiana)
) ss.
COUNTY OF St. Tammany

I certify that I know or have satisfactory evidence that **DONNA DEE TEAS** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as attorney-in-fact for DONALD W. GIBSON, to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

Dated this 25 day of August, 2020.

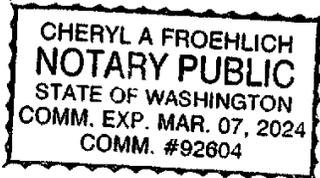


Faith Richard
Faith Richard
(print or type name)
NOTARY PUBLIC in and for the State of Louisiana, residing at _____
My Commission expires: at death

STATE OF WA)
) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **COLEEN N. FREDERICK** is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as Trustee of the MARION V. GIBSON MARITAL TRUST, to be the free and voluntary act of such person for the uses and purposes mentioned in the instrument.

Dated this 26 day of Aug, 2020.



Cheryl A. Froehlich
Cheryl A. Froehlich
(print or type name)
NOTARY PUBLIC in and for the State of Washington, residing at _____
My Commission expires: 3-7-2024

[Seal or Stamp]

THE UNDERSIGNED HEREBY ACKNOWLEDGE THEIR INTENTION TO ACQUIRE THE SUBJECT PROPERTY AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, AND NOT AS COMMUNITY PROPERTY.



Mark N. Hansen



Laura A. Cliggott

EXHIBIT A

Legal Description of Property

Government Lot 3, Section 2, Township 33 North, Range 3 East, W.M., EXCEPT the West 429 feet thereof, AND EXCEPT rights of way for roads, dike and drainage ditch.

Situate in the County of Skagit, State of Washington.

Subject to:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Donald W. Gibson, and Marion Gibson,
husband and wife
Grantee: Skagit County Dike District No. 1, a
Washington special purpose district
Purpose: The construction, maintenance and operation of
said levee improvement, including installation
of a seepage berm to stabilize the toe of the levee,
and including construction, reconstruction, repair,
and alteration.
Area Affected: A portion of subject lands
Dated: March 11, 2006
Recorded: November 15, 2006
Auditor's No.: 200611150103

B. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: November 30, 2006
Auditor's File No.: 200611300106
Affects: A portion of subject land and other lands

C. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: July 9, 2018
Auditor's File No.: 201807090092
Affects: A portion of subject land and other lands

ALTA COMMITMENT

Title Order No.: **01-179240-OE**

EXHIBIT A

Government Lot 3, Section 2, Township 33 North, Range 3 East, W.M., EXCEPT the West 429 feet thereof, AND EXCEPT rights of way for roads, dike and drainage ditch.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA Commitment for Title Insurance