

1 **RETURN TO:**  
2 CHANCEY C. CROWELL  
3 POST OFFICE BOX 2866  
4 WENATCHEE, WA 98807-2866  
5

6  
7 SKAGIT COUNTY WASHINGTON  
8 REAL ESTATE EXCISE TAX  
9 Affidavit No. 2021-1808  
10 Apr 27 2021  
11 Amount Paid \$9617.00  
12 Skagit County Treasurer  
13 By Heather Beauvais Deputy

CHICAGO TITLE  
620047053

14 **SPECIAL WARRANTY DEED**

15 **Grantor:** Cathleen A. Yedinak, Personal Representative of the Estate of Richard I.  
16 **McMonagle, deceased.**

17 **Grantee:** Dylan King, as his separate estate.

18 **Legal Desc. (abbrev.):** Tract 2 of Survey recorded in Volume 2 of Surveys, Pages 55  
19 and 56, under Auditor's File No. 867842 records of Skagit County, WA. Additional  
20 legal on Page 1.

21 **Tax Parcel No.:** P 48220.

22  
23 THE GRANTOR, Cathleen A. Yedinak, Personal Representative of the  
24 Estate of Richard I, McMonagle, deceased, for and in consideration of TEN AND  
25 NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand paid,  
26 grants, bargains, sells, conveys, and confirms to Dylan King, as his separate estate, the  
27 Grantee, the following described real estate, situated in the County of Skagit, State of  
28 Washington:

29 Tract 2 of Survey recorded in Volume 2 of Surveys, Pages 55 and 56,  
30 under Auditor's File No. 867842 records of Skagit County,  
31 Washington, being a portion of the South half of the Southeast quarter  
32 of Section 24, Township 36 North, Range 3, E.W.M.

33  
34 SUBJECT TO covenants, conditions, agreements, waivers, future  
35 assessments, reservations, easements, and restrictions, if any, of record  
36 or apparent upon the premises and SUBJECT TO matters relating to

SPECIAL WARRANTY DEED - 1

CHANCEY C. CROWELL

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water and water rights and rights of way for necessary facilities for the distribution of water and right of entry for repair and maintenance.

The Grantor for itself and for its successors and assigns 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, it will forever warrant and defend the said described real estate.

DATED this 21<sup>st</sup> day of April, 2021.

  
Cathleen Yedinak, Personal Representative

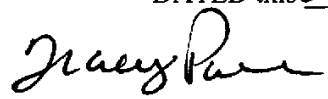
STATE OF WASHINGTON )

) ss.

County of Chelan )

I certify that I know or have satisfactory evidence that Cathleen Yedinak is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Personal Representative for the Estate of Richard I. McMonagle, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 21<sup>st</sup> day of April, 2021.

  
TRACY PARKE  
Notary Public in and for the  
State of Washington, residing  
at E. Wenatchee  
My Commission Expires: 3.17.24



SPECIAL WARRANTY DEED - 2

CHANCEY C. CROWELL

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