

1 **RETURN TO:**
2 CHANCEY C. CROWELL
3 POST OFFICE BOX 2866
4 WENATCHEE, WA 98807-2866
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8 SKAGIT COUNTY WASHINGTON
9 REAL ESTATE EXCISE TAX
10 Affidavit No. 2021-1808
11 Apr 27 2021
12 Amount Paid \$9617.00
13 Skagit County Treasurer
14 By Heather Beauvais Deputy

CHICAGO TITLE
620047053

SPECIAL WARRANTY DEED

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

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

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

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

21
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

Attorney at Law
Post Office Box 2866
Wenatchee, WA 98807-2866
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1 water and water rights and rights of way for necessary facilities for the
2 distribution of water and right of entry for repair and maintenance.
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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.

10
11 DATED this 21st day of April, 2021.
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15
16

Cathleen Yedinak
Cathleen Yedinak, Personal Representative

17
18
19 STATE OF WASHINGTON)
20) ss.
21 County of Chelan)
22

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

29
30 DATED this 21st day of April, 2021.
31
32

Tracy Parke

34 **TRACY PARKE**
35 Notary Public in and for the
36 State of Washington, residing
37 at E. Wenatchee
38 My Commission Expires: 3-17-24



SPECIAL WARRANTY DEED - 2

CHANCEY C. CROWELL

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