



**202109140147**

09/14/2021 03:52 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor

**After Recording Return To:**

**Skagit Law Group, PLLC  
P.O. Box 336  
Mount Vernon, WA 98273**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2021-4245

SEP 14 2021

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

CT

**SPECIAL WARRANTY DEED**

**GRANTORS:** PAUL M. ROUW and INDIRA ROUW WAGENBACH, as Co-Personal Representatives of the Estate of INEKE JOY DYKSTRA a/k/a HEBELTJE DYKSTRA, Deceased

**GRANTEES:** PAUL M. ROUW, a married man as his separate estate; and INDIRA ROUW WAGENBACH, a single woman, each as to an undivided one-half fractional interest, as tenants in common

**Legal Description:**

Abbreviated Form: PTN LOT 2, BLOCK 12, MAP OF MOUNT VERNON, GATES 1<sup>st</sup> AND 2<sup>nd</sup> ADDITIONS TO MOUNT VERNON

Additional on: Page 2

**Assessor's Tax Parcel No.:** 3700-012-002-0109; P52074

THE UNDERSIGNED GRANTORS, PAUL M. ROUW and INDIRA ROUW WAGENBACH, in their capacity as the duly appointed, qualified, and acting Co-Personal Representatives of the Estate of INEKE JOY DYKSTRA a/k/a HEBELTJE DYKSTRA, Deceased, under Skagit County Cause No. 21-4-00117-29, who acquired title in the name of INEKE ROUW, a single woman, in distribution of said Estate, hereby grant, bargain, convey, and confirm to the GRANTEES, PAUL M. ROUW, a married man as his separate estate, and INDIRA ROUW WAGENBACH, a single woman, each as to an undivided one-half fractional interest, as tenants in common, all of Grantors' right, title, and interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

That portion of Lot 2, Block 12, of "MAP OF MOUNT VERNON, GATES 1<sup>st</sup> AND 2<sup>nd</sup> ADDITIONS TO MOUNT VERNON," as per plat recorded in Volume 2 of Plats, page 98, records of Skagit County, Washington, described as follows:

Beginning at the Southwesterly corner of said Lot; thence Northerly along the Westerly line of said Lot, 25 feet, more or less, to the Southwesterly corner of a tract of land conveyed to Felix Minor by document recorded September 10, 1959, under Auditor's File No. 585358, said Southwesterly corner being referred to as the Southwesterly corner of a red brick building and further being referred to as the Northwesterly corner of a concrete building in document recorded September 24, 1959, under Auditor's File No. 585836; thence Easterly along the South line of said Minor tract, 100 feet, more or less, to the Easterly line of said lot; thence Southerly along said Easterly line, 25 feet, more or less, to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot, 100 feet, more or less, to the point of beginning; EXCEPT the Easterly 6 feet thereof for alley.

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 14<sup>th</sup> day of September, 2021.

**Estate of INEKE JOY DYKSTRA a/k/a  
HEBJELTE DYKSTRA, Deceased**



PAUL M. ROUW, Co-Personal Representative

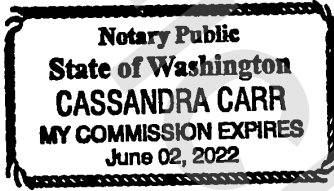


INDIRA ROUW WAGENBACH, Co-Personal Representative

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **PAUL M. ROUW** 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 INEKE JOY DYKSTRA a/k/a HEBELTJE DYKSTRA, 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 14<sup>th</sup> day of September, 2021.



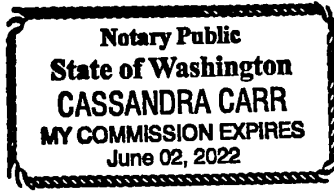
*Cassandra Carr*

Printed Name CASSANDRA CARR  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2022

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **INDIRA ROUW WAGENBACH** 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 INEKE JOY DYKSTRA a/k/a HEBELTJE DYKSTRA, 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 14<sup>th</sup> day of September, 2021.



*Cassandra Carr*

Printed Name CASSANDRA CARR  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 6/2/2022

