

After Recording Return To:
Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

202110010051

10/01/2021 10:51 AM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-4526
OCT 1 2021

Amount Paid \$
Skagit Co. Treasurer Deputy
By *UT*

SPECIAL WARRANTY DEED

GRANTOR: RANDOLPH M. ROWLAND, Personal Representative of
the Estate of CORY M. ROWLAND, Deceased

GRANTEE: RANDOLPH M. ROWLAND, a single man

Legal Description:
Abbreviated Form: LOT 3, BERGMAN'S LAKE MCMURRAY TRACTS, TGW
PTN BN RR R/W

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 3861-000-003-0009 (P61931)
330531-0-001-2707 (P18343)

THE UNDERSIGNED GRANTOR, **RANDOLPH M. ROWLAND**, in his capacity as the duly appointed Personal Representative of the Estate of **CORY M. ROWLAND, Deceased**, under Skagit County Superior Court Cause No. 20-4-00426-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **RANDOLPH M. ROWLAND**, a single man, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for himself and for his successors in interest, does by these presents expressly

SPECIAL WARRANTY DEED - 1

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 to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED this 24th day of September, 2021.

Estate of CORY M. ROWLAND, Deceased

By Randolph M. Rowland
RANDOLPH M. ROWLAND
 Personal Representative

STATE OF WASHINGTON }
 COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **RANDOLPH M. ROWLAND** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of CORY M. ROWLAND, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of September, 2021.



Rachel Franulovich
 Printed Name: RACHEL FRANULOVICH
 NOTARY PUBLIC in and for the State of Washington
 My Commission Expires 11-09-2021

SPECIAL WARRANTY DEED - 2

EXHIBIT "A"
SPECIAL WARRANTY DEED

Legal Descriptions:

3861-000-003-0009 (P61931)

Lot 3, "ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS," according to plat recorded in Volume 8 of Plats, Page 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

330531-0-001-2707 (P18343)

That portion of the Burlington Northern Railroad Company right-of-way, conveyed by Deed Recorded under Auditor's File No. 8702180078, records of Skagit County, Washington, lying between the East and West lines extended, of the following described property:

Lot 3, "ASSESSOR'S PLAT OF BERGMAN'S LAKE MCMURRAY TRACTS," according to plat recorded in Volume 8 of Plats, Page 89, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY**FILED**Skagit County Clerk
Skagit County, WA
10/16/2020

No. 20-4-00426-29

ESTATE OF CORY M ROWLAND:

LETTERS ADMINISTRATION

I. BASIS

- 1.1 CORY M ROWLAND late of SKAGIT County died intestate on or about September 12, 2020 leaving property in this state subject to administration.
- 1.2 On October 15, 2020 the court appointed RANDOLPH M ROWLAND administer the estate of the decedent according to law.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT RANDOLPH M ROWLAND is authorized by this court to administer the estate of the above decedent according to law.

DATED 10/16/2020.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
By Linda Petrzeka, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON |
COUNTY OF SKAGIT | ss

I, MELISSA BEATON, COUNTY CLERK of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters of Administration in the above-named case, which was entered of record on October 15, 2020.

I further certify that these letters are now in full force and effect.

DATED: 10/16/2020

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY *Linda Petrzeka*
Deputy Clerk

