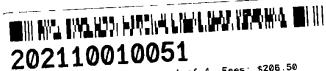
After Recording Return To: Skagit Law Group, PLLC P.O. Box 336 Mount Vernon, WA 98273



10/01/2021 10:51 AM Pages: 1 of 4 Fees: \$205.50 Skagit County Auditor

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

2021 452 6

OCT 1 2021

Amount Paid \$

Skagit Co. Treasurer
By Deputy

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 <u>aug</u>day of September, 2021.

Estate of CORY M. ROWLAND, Deceased

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 day of September, 2021.

NOTARY PUBLIC COMM. EXPIRES NOV. 09, 2021

Printed Name:

RACHEL FRANULOVICH

NOTARY PUBLIC in and for the State of Washington

My Commission Expires

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.

EXHIBIT "A"
SPECIAL WARRANTY DEED

FILED

SUPERIOR COURT OF THE STATE OF WASHINGTON FOR SKAGIT COUNTY

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 Petrzelka, 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

Deputy Clerk

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