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

  
**202203280095**  
03/28/2022 02:04 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 1201  
MAR 28 2022

Amount Paid \$   
Skagit Co. Treasurer  
By  Deputy

### SPECIAL WARRANTY DEED

**GRANTOR:** DAWN MURPHY, Personal Representative of the Estate of  
DONALD WAYNE MAGNUSON, Deceased

**GRANTEE:** DAWN MURPHY, a single woman

**Legal Description:**

Abbreviated Form: Ptn SE ¼ of NW ¼, 21-33-4 EWM;  
Section 19, Township 34, Range 4, Portion NE ¼ - NW ¼; &  
Lots 4-6, Block 3, of Martin & Bailey's Addition to West  
Mount Vernon

Additional on: Exhibit "A"

**Assessor's Tax Parcel Nos.:** 330421-0-020-0008/P17052; 330421-0-014-0006/P17046  
330421-0-026-0002/P17058; 330421-0-029-0009/P17061  
330421-0-030-0006/P17062

THE UNDERSIGNED GRANTOR, **DAWN MURPHY**, in her capacity as the duly appointed Personal Representative of the Estate of **DONALD WAYNE MAGNUSON, Deceased**, under Skagit County Superior Court Cause No. 17-2-01512-4, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **DAWN MURPHY**, a single woman, 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:

**SPECIAL WARRANTY DEED - 1**

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

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

The Grantor, for herself and for his successors in interest, 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 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 17<sup>th</sup> day of March, 2022.

Estate of DONALD WAYNE MAGNUSON,  
Deceased

By *Dawn Murphy*  
DAWN MURPHY  
Personal Representative

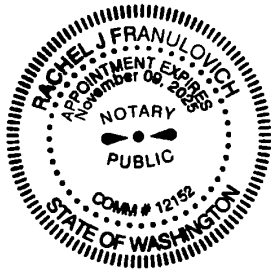
STATE OF WASHINGTON

COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence that **DAWN MURPHY** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Personal Representative of the **Estate of DONALD WAYNE MAGNUSON, Deceased**, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17<sup>th</sup> day of March, 2022.



*Rachel J. Franulovich*  
Printed Name: RACHEL FRANULOVICH  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 11-09-2025

SPECIAL WARRANTY DEED - 2

**EXHIBIT "A"**  
**SPECIAL WARRANTY DEED**

Legal Description:

PARCEL "A":

A tract of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., Skagit County, Washington, said tract being more fully described as follows:

Beginning at the center of said Section;  
thence South  $88^{\circ}08'28''$  West 110.79 feet along the centerline of the said Section;  
thence North  $36^{\circ}09'06''$  West, 719.88 feet to the true point of beginning;  
thence North  $36^{\circ}09'06''$  West, 198.77 feet;  
thence North  $55^{\circ}57'36''$  East 66.76 feet;  
thence South  $35^{\circ}01'49''$  East 107.91 feet;  
thence South  $85^{\circ}13'45''$  East 19.84 feet;  
thence North  $53^{\circ}30'41''$  East 11.42 feet;  
thence South  $36^{\circ}34'17''$  East 45.30 feet;  
thence South  $35^{\circ}33'13''$  West 96.21 feet to the true point of beginning.

Also beginning at the center of said Section;  
thence South  $88^{\circ}08'28''$  West, 110.79 feet along the centerline of said Section;  
thence North  $36^{\circ}09'06''$  West 719.88 feet to the true point of beginning;  
thence North  $35^{\circ}33'13''$  East 96.21 feet;  
thence South  $36^{\circ}34'17''$  East 23.88 feet to the North side of the proposed County road;  
thence South  $49^{\circ}53'53''$  West along said road line 91.74 feet to the true point of beginning,

EXCEPT from the above described Parcel "A", the Southwesterly 20 feet as measured parallel with and 20 feet Northeasterly of the Southwesterly line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A tract of land in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;  
thence North  $0^{\circ}34'23''$  East 802.66 feet along the centerline of the said Section;  
thence South  $86^{\circ}35'20''$  West 503.26 feet to the true point of beginning;  
thence South  $34^{\circ}20'54''$  East 66.87 feet;  
thence South  $63^{\circ}17'01''$  West 55.92 feet;  
thence South  $53^{\circ}30'41''$  West 11.42 feet;

**EXHIBIT "A"**

thence North 85°13'45" West 19.84 feet;  
thence North 35°01'49" West 107.91 feet;  
thence North 36°10'03" East, 107.02 feet;  
thence South 24°06'34" East 97.80 feet to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A tract of land in the Southeast ¼ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point which is North 0°34'23" East 741.06 feet and South 86°35'20" West, 464.91 feet from the center of the said Section 21;  
thence South 63°17' West 55.92 feet;  
thence South 36°34'17" East 69.18 feet to the North line of a proposed County road;  
thence North 49°53'53" East 53.21 feet along said road;  
thence North 34°20'54" West 56.37 feet to the beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southeast ¼ of the Northwest ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 21;  
thence North 802.66 feet along the North and South centerline of said Section 21, which line lies North 0°34'23" East;  
thence South 86°35'20" West 395.85 feet to the true point of beginning;  
thence South 86°35'20" West 107.41 feet;  
thence North 24°06'34" West 97.80 feet;  
thence North 26°12'41" East 72.11 feet;  
thence North 40°13'08" East 178.59 feet;  
thence along an existing fence line South 00°00'00", 283.37 feet, more or less, to the true point of beginning,  
EXCEPT any portion thereof lying East of a line which is 400 feet West of and parallel to the East line of said Southeast ¼ of the Northwest ¼,

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**

**PARCEL "E":**

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section;  
thence North  $0^{\circ}34'23''$  East 802.66 feet along the centerline of said Section;  
thence South  $86^{\circ}35'20''$  West 395.85 feet to the true point of beginning;  
thence South  $86^{\circ}35'20''$  West 107.41 feet;  
thence South  $34^{\circ}20'54''$  East 123.24 feet to the North line of the County road;  
thence North  $49^{\circ}53'53''$  East 49.05 feet along said road;  
thence North 75.25 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "A"**

2022-03-24

Page 1 of 1

FILED

CERTIFIED COPY

2018 JAN 31 AM 9:14

KING COUNTY  
SUPERIOR COURT CLERK  
SEATTLE, WAIN THE SUPERIOR COURT FOR THE STATE OF WASHINGTON  
COUNTY OF KING

IN RE THE ESTATE OF

DONALD WAYNE MAGNUSON

DECEASED

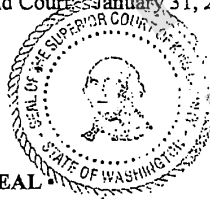
NO: 18-4-00646-2 SEA

LETTERS TESTAMENTARY

(LTRTS)

The last will of the above named decedent was duly exhibited, proven and filed on January 31, 2018. It appears in and by said will that: DAWN MURPHY is named Executor(s) and by order of this court is authorized to execute said will according to law.

WITNESS my hand and seal of said Court, January 31, 2018.

BARBARA MINER  
King County Superior Court ClerkBy: , Deputy Clerk

L. PAIT

• NOT OFFICIAL WITHOUT SEAL •

I, BARBARA MINER, Clerk of the Superior Court of the State of Washington for King County, do hereby certify that this copy is a true and perfect transcript of said original as it appears on file and of record in my office and of the whole thereof. IN TESTIMONY WHEREOF, I have affixed this Seal of said Superior Court at my office at Seattle. Barbara Miner  
By Deputy Clerk: Traci Williams

