



**202204280057**

04/28/2022 12:18 PM Pages: 1 of 5 Fees: \$207.50  
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

2022 1752

APR 27 2022

Amount Paid \$ ~~0~~  
Skagit Co. Treasurer  
By  Deputy

### **SPECIAL WARRANTY DEED**

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**GRANTOR:** **GREGORY L. PIERSON**, Personal Representative of the  
Estate of **KATRINA K. PIERSON, Deceased**

**GRANTEE:** **HAROLD PIERSON AND SONS, INC.**, a Washington  
corporation

**Legal Description:**  
Abbreviated Form: Ptn SE ¼ NW ¼, Sec 19, Twp 35 N, R 4 E, W.M.  
Ptn SW ¼ NE ¼, Sec 19, Twp 35 N, R 4 E, W.M.

Additional on: Exhibit "A"

**Assessor's Tax Parcel Nos.:** 350419-0-016-0006; P36893  
350419-2-004-0006; P36916  
350419-1-009-0200; P112820

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THE UNDERSIGNED GRANTOR, **GREGORY L. PIERSON**, in his capacity as the duly appointed Personal Representative of the **Estate of KATRINA K. PIERSON, Deceased**, under Skagit County Superior Court Cause No. 21-4-00184-29, in distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **HAROLD PIERSON AND SONS, INC.**, a Washington corporation, 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.

**SPECIAL WARRANTY DEED - 1**

The Grantor, for himself 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 15<sup>th</sup> day of April, 2022.

Estate of KATRINA K. PIERSON, Deceased

By Gregory L. Pierson  
**GREGORY L. PIERSON**  
Personal Representative

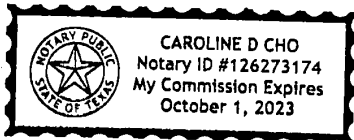
STATE OF TEXAS

COUNTY OF TRAVIS

} ss.

I certify that I know or have satisfactory evidence that **GREGORY L. PIERSON** 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 KATRINA K. PIERSON, 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 15<sup>th</sup> day of April, 2022.



Caroline D. Cho  
Printed Name: CAROLINE D. CHO.  
NOTARY PUBLIC in and for the State of Texas  
My Commission Expires 10/01/2023

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

**Legal Descriptions:**

350419-0-016-0006; P36893

Beginning at a point on the North line of County Road 795 feet East of the West line of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4), Section 19, Township 35 North, Range Four East of the Willamette Meridian, thence North parallel with said West line 208 feet; thence East at right angles 416 feet; thence South at right angles to North line of County Road; thence Westerly along said North line of County Road to the point of beginning.

Situated in Skagit County, Washington.

350419-2-004-0006; P36916

The Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 4 East, W.M.,

EXCEPT the West 495 feet thereof;

ALSO EXCEPT County road along the South line thereof;

ALSO EXCEPT the following:

Beginning at a point on the North line of County road 795 feet East of the West line of the Southeast quarter of the Northwest quarter of Section 19, Township 35 North, Range 4 East, W.M.,  
thence North parallel with said West line 208 feet;  
thence East at right angles 416 feet;  
thence South at right angles to North line of County road;  
thence Westerly along said North line of County road to the point of beginning.

Situated in Skagit County, Washington.

350419-1-009-0200; P112820

That Portion of the Southwest quarter of the Northeast quarter of Section 19, Township 35 North, Range 4 East of W.M., lying Westerly of Primary State Highway No. 1 (Interstate 5) as condemned by the State of Washington by decree

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

entered January 24, 1963, in Skagit County Superior Court Cause No. 26648 and lying Northerly of Cook Road along the South line of said subdivision,

EXCEPT the following 2 parcels:

Commencing at the West quarter corner of Section 19;  
thence South 89°28'54" East along the East-West centerline of said Section 19, a distance of 3005.79 feet to the Southeasterly corner (including road right-of-way) of that certain tract of land described on Quit Claim Deed to Harold Pierson and Sons, Inc., a Washington corporation, recorded under Skagit County Auditor's File No. 8003050026 and being the true point of beginning;  
thence North 0°31'06" East 338.00 feet along the East line of said Harold Pierson and Sons, Inc., tract to the Northeast corner thereof;  
thence South 89°28'54" East parallel with said East-West centerline of Section 19;  
thence South 0°31'06" West 338.00 feet to the intersection with said East-West centerline of Section 19;  
thence North 89°28'54" West 200.00 feet along said East-West centerline of Section 19 to the true point of beginning;

EXCEPT road right-of-way.

Commencing at the West quarter corner of Section 19;  
thence South 89°28'54" East along the East-West centerline of said Section 19, a distance of 3005.79 feet to the Southeasterly corner (including road right-of-way) of that certain tract of land described on Quit Claim Deed to Harold Pierson and Sons, Inc., a Washington corporation, recorded under Skagit County Auditor's File No. 8003050026 and being the true point of beginning;  
thence North 0°31'06" East 338.00 feet along the East line of said Harold Pierson and Sons, Inc., tract to the Northeast corner thereof;  
thence South 89°28'54" East 200.00 feet, parallel with said East-West centerline of Section 19;  
thence South 0°31'06" East 338.00 feet to the intersection with said East-West centerline of Section 19;  
thence North 89°28'54" West 200.00 feet along said East-West centerline of Section 19 to the true point of beginning;

EXCEPT road right-of-way.

Situated in Skagit County, Washington.

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

SUPERIOR COURT OF THE STATE OF  
WASHINGTON FOR SKAGIT COUNTY

**FILED**

Skagit County Clerk  
Skagit County, WA  
04/28/2021

**Estate of KATRINA K PIERSON:**

No. 21-4-00184-29

LETTERS TESTAMENTARY

**I. BASIS**

- 1.1 The last will of KATRINA K PIERSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on April 28, 2021.
- 1.2 In that will GREGORY L PIERSON is named personal representative(s).
- 1.3 The personal representative has qualified.

**II. CERTIFICATION**

THIS IS TO CERTIFY THAT GREGORY L PIERSON is authorized by this court to execute the will of the above decedent according to law.

DATED 04/28/2021.

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT  
Kristen Denton, 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 Testamentary in the above-named case, which was entered of record on April 28, 2021.

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

DATED: 04/29/2021

MELISSA BEATON, COUNTY CLERK  
CLERK OF THE SUPERIOR COURT

BY

Deputy Clerk

