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05/31/2022 12:35 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

2022 2243
MAY 31 2022

Amount Paid \$ 0
By Skagit Co. Treasurer
Deputy

SPECIAL WARRANTY DEED

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

GRANTEE: GREGORY L. PIERSON, a married man as his separate
estate

Legal Description:

Abbreviated Form: Ptn SW ¼ NE ¼, Sec 19, Twp 35 N, R 4 E, W.M.

Additional on: Exhibit "A"

Assessor's Tax Parcel No.: 350419-1-009-0102; P36904

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 non pro rata distribution of said Estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **GREGORY L. PIERSON**, a married man as his separate estate, 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 limit the covenants of this deed to those herein expressed and excludes all covenants arising or to

SPECIAL WARRANTY DEED - 1

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 10TH day of May, 2022.

Estate of KATRINA K. PIERSON, Deceased

By Gregory L. Pierson
GREGORY L. PIERSON
Personal Representative

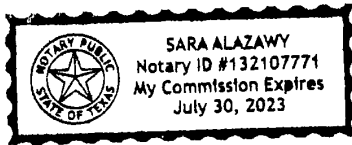
STATE OF TEXAS

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 10th day of May, 2022.



A handwritten signature of Sara Alazawy in black ink, written over a horizontal line.

Printed Name: Sara Alazawy
NOTARY PUBLIC in and for the State of Texas
My Commission Expires July 30th, 2023

EXHIBIT "A"
SPECIAL WARRANTY DEED

Legal Description:

Commencing at the West ¼ corner of said Section 19; thence South 89°28'54" East along the East-West centerline of said Section 19, a distance of 3,005.79 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" 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.

Situated in Skagit County, Washington.

EXHIBIT "A"
SPECIAL WARRANTY DEED

21-4-00184-29
LRTS 6
Letters Testamentary
10208678



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

ss

COUNTY OF SKAGIT


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: 5/31/22

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY


Deputy Clerk

