



202208240059

08/24/2022 12:13 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

After Recording Return To:

Margaret A. Weidenbach
13023 McLean Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 3180

AUG 24 2022

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

STATUTORY WARRANTY DEED

GRANTOR: **MARGARET A. WEIDENBACH**, individually and as
Personal Representative of the **Estate of LYNN W.
WEIDENBACH, Deceased**

GRANTEE: **MARGARET A. WEIDENBACH**, a single woman

Legal Description; Ptn W 1/2 NW 1/4 Sec 20, Twp 34 N, R 3 E, W.M.
Abbreviated Form: Ptn NE 1/4 NE 1/4 Sec 19, Twp 34 N, R 3 E, W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos.: 340320-2-004-0005; P22191
340320-2-003-0006; P22190
340319-1-005-0009; P22167
340319-1-003-0001; P22164
340319-1-001-0100; P120596

THE GRANTOR, **MARGARET A. WEIDENBACH**, individually and in her capacity as
the duly appointed, qualified, and acting Personal Representative of the **Estate of LYNN W.
WEIDENBACH, Deceased**, under Skagit County Superior Court Cause No. 21-4-00582-29, in
distribution of said estate, hereby conveys and warrants to the GRANTEE, **MARGARET A.
WEIDENBACH**, 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:

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

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

On recording this deed all right, title, and interest in the above-described property shall vest in **MARGARET A. WEIDENBACH**, a single woman.

DATED: August 12, 2022.

Estate of **LYNN W. WEIDENBACH**,
Deceased

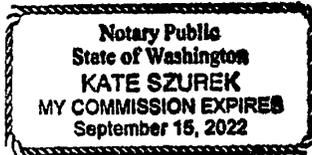
Margaret A Weidenbach
MARGARET A. WEIDENBACH

By Margaret A Weidenbach
MARGARET A. WEIDENBACH
Personal Representative

STATE OF WASHINGTON
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **MARGARET A. WEIDENBACH** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the **Estate of LYNN W. WEIDENBACH, Deceased**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 12th day of August 2022.



Kate Szurek
Printed Name KATE SZUREK
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/2022

EXHIBIT "A"Legal Descriptions:

340320-2-004-0005; P22191 & 340320-2-003-0006; P22190

The West half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Twenty (20), Township Thirty-four (34) North, Range Three (3) East of the Willamette Meridian, EXCEPT the following described tract:

Beginning at the intersection of the East line of said subdivision and the North line of the McLean Road as established on July 2, 1952; thence North along said East line 335.75 feet; thence West 150 feet; thence South 335.75 feet, more or less, to the North line of said road; thence East along the North line of said road 150 feet to the point of beginning; SUBJECT TO an easement granted to the Puget Sound Power & Light Company, dated April 12, 1950, and filed May 9, 1950, under Auditor's File No. 445389, records of Skagit County, Washington; and, further, SUBJECT TO an easement granted by W. E. Jennings, Sr., and Cora Jennings to George D. McCormick and Achsah G. McCormick, husband and wife, dated January 26, 1951, recorded January 31, 1951, under Auditor's File No. 456378, for a water pipeline over and across and near the South boundary of the above described premises.

Situate in the County of Skagit, State of Washington.

340319-1-005-0009; P22167 & 340319-1-003-0001; P22164

The Southeast 1/4 of the Northeast 1/4 of Section 19, Township 34 North, Range 3 East, W.M.

EXCEPT County Road along the West line thereof, and

EXCEPT the South 208.71 feet thereof, and also

EXCEPT those two portions thereof conveyed to the Puget Sound Power & Light Company by deeds recorded May 20, 1955, and May 28, 1968, under Auditor's File Nos. 528934 and 734111, respectively.

Situate in Skagit County, Washington.

340319-1-001-0100; P120596

The Northeast 1/4 of the Northeast 1/4 of Section 19, Township 34 North, Range 3 East, W.M.

EXCEPT County Road along the West line thereof, and

EXCEPT that portion described as follows:

Beginning at an intersection of the East line of the County Road running along the West line of said subdivision, and the center line of an existing drainage ditch; thence South, along the East line of the County Road, a distance of 341 feet; thence East, parallel to the North line of said subdivision, a distance of 215 feet; thence North, parallel to the West line of said subdivision, to the center line of said existing drainage ditch; thence Westerly, along said center line, to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A
STATUTORY WARRANTY DEED

