

202306270029
06/27/2023 12:31 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

2023 7043
JUN 27 2023

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

STATUTORY WARRANTY DEED

GRANTOR: ALLEN D. BROWN, individually and as Personal Representative of the Estate of GWENDOLYN E. BROWN, Deceased

GRANTEE: ALLEN D. BROWN, a single man

Legal Descriptions; Abbreviated Form: PTN NW ¼ NE ¼ SEC 34 TWP 35 N R 3 E W.M. LT 78, PARTINGTON PLACE DIV #3 PTN E ½ TR 50, BURLINGTON ACREAGE PROPERTY

Additional on: Exhibit "A"

Assessor's Tax Parcel Nos.: 350334-0-006-0000; P35330
4591-000-078-0007; P102231
3867-000-050-1508; P62659

THE GRANTOR, ALLEN D. BROWN, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of GWENDOLYN E. BROWN, Deceased, under Skagit County Superior Court Cause No. 22-4-00326-29, in distribution of said estate, hereby conveys and warrants to the GRANTEE, ALLEN D. BROWN, 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.

On recording this deed all right, title, and interest in the above-described property shall vest in ALLEN D. BROWN, a single man.

DATED: June 26, 2023.

Estate of GWENDOLYN E. BROWN,
Deceased

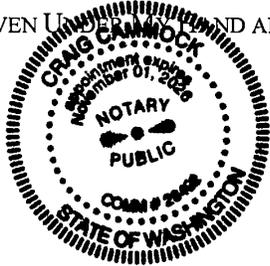
Allen D. Brown
ALLEN D. BROWN

By Allen D. Brown
ALLEN D. BROWN
Personal Representative

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ALLEN D. BROWN is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of GWENDOLYN E. BROWN, 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 26th day of June, 2023.



Craig Cammock
Printed Name **CRAIG CAMMOCK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-01-26

EXHIBIT "A"
STATUTORY WARRANTY DEED

Legal Descriptions:

350334-0-006-0000; P35330

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 34, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the East line of said subdivision with the South line of the old Josh Wilson Road; thence South along said East line 278.44 feet to the true point of beginning of this description; thence continue South along the East line of said subdivision 139 feet; thence West at right angles to said East line 313.08 feet; thence North parallel with said East line 139 feet; thence East 313.08 feet more or less to the true point of beginning;

SUBJECT TO:

Easement for transmission line granted to Puget Sound Power and Light Corporation, a corporation, by an instrument dated June 7, 1964, and filed June 10, 1964, as File No. 651762, records of the Auditor of Skagit County.

Situate in the County of Skagit, State of Washington.

4591-000-078-0007; P102231

Lot 78, "PLAT OF PARTINGTON PLACE, DIVISION 3," as per plat recorded in Volume 15 of Plats, pages 56 and 57, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

3867-000-050-1508; P62659

That portion of the East $\frac{1}{2}$ of Tract 50, PLAT OF BURLINGTON ACREAGE PROPERTY, as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Tract 50, at a point 480 feet West of the Southeast corner thereof;
Thence West a distance of 120 feet to a point 600 feet West of the Southeast corner thereof;
Thence North to the South line of the Burlington Northern & Santa Fe Railway right-of-way

Exhibit "A"
Statutory Warranty Deed

(formerly Great Northern Railway);

Thence Northeasterly along the South line of said right-of-way to a point due North of the point of beginning;

Thence South to the point of beginning.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Statutory Warranty Deed

