

After Recording Return To:

Troy A. Pearson
17617 114th Place SE
Renton, WA 98055

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Kaylee Oudman
Affidavit No. 20240561
Date 05/09/2024

SPECIAL WARRANTY DEED

GRANTOR:	TROY A. PEARSON , as Personal Representative of the Estate of ARLETTA JEAN PEARSON, Deceased
GRANTEE:	TROY A. PEARSON , a single person
Legal Description; Abbreviated Form:	Ptn SE / NE; & Ptn NE / NE (Lot 4, SP #90-64), Sec. 20, Twn. 33N, Rg. 4 E W.M. Ptn NW ¼ SW ¼ Sec. 33, Twn. 33N, Rg. 4 E W.M.
Additional on Page:	Exhibit A
Assessor's Tax Parcel Nos.:	330420-1-021-0100; P108135 330433-3-009-0003; P17717

THE GRANTOR, **TROY A. PEARSON**, in his capacity as the duly appointed, qualified, and acting Personal Representative of the **Estate of ARLETTA JEAN PEARSON, Deceased**, under Skagit County Superior Court Cause No. 24-4-00135-29, in distribution of said estate, hereby grants, bargains, conveys, and confirms to the GRANTEE, **TROY A. PEARSON**, a single person, 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.

SPECIAL WARRANTY DEED-1

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

DATED: 5-1, 2024.

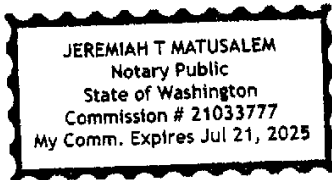
Estate of ARLETTA JEAN PEARSON, Deceased

By Troy A. Pearson
TROY A. PEARSON
Personal Representative

STATE OF WASHINGTON }
COUNTY OF ~~SKAGIT~~ King } ss.

I certify that I know or have satisfactory evidence that **TROY A. PEARSON** is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it as the Personal Representative of the **Estate of ARLETTA JEAN PEARSON, 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 1st day of May, 2024.



Printed Name Jeremiah Matusalem
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 07/21/2025

SPECIAL WARRANTY DEED-2

EXHIBIT ALegal Descriptions:330420-1-021-0100; P108135

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M., lying North of the Southerly right-of-way line of the English Lumber Company Railway, described as follows:

Beginning at the Northeast corner of said subdivision, from which the East $\frac{1}{4}$ corner of said section bears South $01^{\circ}56'51''$ West, a distance of 1,322.37 feet; thence North $87^{\circ}54'13''$ West, along the North line of said subdivision, a distance of 20.00 feet to a point 20.00 feet West of, as measured perpendicular to, the East line of said subdivision and the true point of beginning; thence continue North $87^{\circ}54'13''$ West a distance of 351.99 feet; thence South $01^{\circ}56'51''$ West, parallel with the East line of said subdivision, a distance of 335.33 feet; thence South $88^{\circ}03'09''$ East, perpendicular to the East line of said subdivision, a distance of 102.39 feet to a point on the Southeasterly margin of the English Lumber Company Railway right-of-way; thence North $39^{\circ}25'21''$ East, along said right-of-way, a distance of 57.32 feet to the beginning of a curve to the right having a radius of 492.52 feet; thence along the arc of said curve through a central angle of $31^{\circ}34'07''$ a distance of 271.37 feet to a point lying 20.00 feet West of, as measured perpendicular to, the East line of said subdivision; thence North $01^{\circ}56'51''$ East, parallel to the East line of said subdivision, a distance of 129.64 feet to the true point of beginning;

TOGETHER WITH that portion of Lot 4, Skagit County Short Plat No. 90-64, approved September 26, 1991, and recorded October 10, 1991, in Volume 10 of Short Plats, pages 12 and 13, under Auditor's File No. 9110100032, records of Skagit County, Washington; being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 20, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Lot 4; thence North $87^{\circ}54'13''$ West along the South boundary of said premises said line also being the North line of that parcel described in a deed to Ronald M. Pearson and Jean Pearson under Auditor's File No. 9605300066 for a distance of approximately 341 feet to the Northwest corner of said Pearson parcel; thence North $1^{\circ}56'51''$ East for a distance of 8 feet; thence South $87^{\circ}54'13''$ East for a distance of approximately 341 feet, more or less, to the East line of said Lot 4; thence South $1^{\circ}56'51''$ West along the East line of said Lot 4 for a distance of 8 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A
STATUTORY WARRANTY DEED

330433-3-009-0003; P17717

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 33, Township 33 North, Range 4 East, W.M., EXCEPT the North 330 feet thereof; ALSO EXCEPT the following described tract:

Beginning at the Northwest corner of the Southwest $\frac{1}{4}$ of Section 33, Township 33 North, Range 4 East, W.M.; thence South 330 feet to the TRUE POINT OF BEGINNING; thence South 535 feet; thence East 574.5 feet, more or less, to the West boundary of the right of way of State Highway No. 1; thence Northwesterly along said Westerly boundary 686.7 feet, more or less, to the South line of the North 330 feet of said subdivision; thence West 239 feet, more or less, to the Point of Beginning; and ALSO EXCEPT the portion conveyed to State by deed recorded March 5, 1934, under Auditor's File No. 260619; ALSO EXCEPT that portion conveyed to State of Washington by deed recorded June 5, 1956, under Auditor's File No. 536971; and ALSO EXCEPT that portion condemned by the State of Washington for highway purposes by decree entered February 16, 1972, in Skagit County Superior Court Cause No. 32365.

Situate in Skagit County, Washington.

EXHIBIT A
STATUTORY WARRANTY DEED

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

FILED
Skagit County Clerk
Skagit County, WA
03/08/2024

Estate of ARLETTA JEAN PEARSON:	No. 24-4-00135-29
	LETTERS TESTAMENTARY

I. BASIS

- 1.1 The last will of ARLETTA JEAN PEARSON late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on March 07, 2024.
- 1.2 In that will TROY A PEARSON is named personal representative.
- 1.3 The personal representative has qualified.

II. CERTIFICATION

THIS IS TO CERTIFY THAT TROY A PEARSON is authorized by this court to execute the will of the above decedent according to law.

DATED 03/08/2024.

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT
Deanna Malchok, 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 March 07, 2024.

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

DATED: 03/08/2024

MELISSA BEATON, COUNTY CLERK
CLERK OF THE SUPERIOR COURT

BY 
Deputy Clerk

DEANNA MALLCHOK

