

202311300099

11/30/2023 03:31 PM Pages: 1 of 4 Fees: \$206.50
Skagit County Auditor

After recording return to:
Dean Swanson
404 S. Waugh Road
Mount Vernon, WA 98274

201509110087
Skagit County Auditor \$74.00
9/11/2015 Page 1 of 3 2:52PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3689
SEP 11 2015

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

This deed is being rerecorded to correct an error in the legal description. This deed supersedes and replaces in its entirety Auditor's File No. 202501070014.

SPECIAL WARRANTY DEED

Recorded at the request of Felicia Value, Attorney at Law. The drafter assumes no responsibility for the legal description and stated title owner(s) herein obtained from public record

Grantor: Dean Swanson, acting as Personal Representative of the Estate of Peter Kermit Swanson.

Grantees: Dean Swanson, a married man, as his separate property; and Jeffrey K. Swanson, an unmarried man.

Legal Description: Portions of Sections 25 & 30, Township 34 N., Range 3 E., W.M.

Skagit County Treasurer's Tax Account Numbers: P22907; P22908; P22909; P22910; P22915; P22932; P95960; P95962.

GRANTOR, Dean Swanson, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, in his capacity as the duly appointed, qualified and acting Personal Representative for the estate of Peter Kermit Swanson, in Skagit County Cause No. 14-4-00053-7, and not in his individual capacity, does grant, bargain, and convey and confirm to

GRANTEES, Dean Swanson, a married man, whose address is 404 S. Waugh Road, Mount Vernon, WA 98274, as his separate property, an undivided fifty percent (50%) interest; to be held as tenants in common with Jeffrey K. Swanson, an unmarried man, whose address is 12652 Flats Road, La Conner, WA 98257, an undivided fifty percent (50%) interest,

THE FOLLOWING DESCRIBED REAL ESTATE, situated in the County of Skagit, State of Washington, and legally described as follows:

SEE ATTACHED EXHIBIT "A"

Subject to: Easements, Covenants, and Restrictions of record.

Rerecord to correct Parcel 3 legal and add Parcel 4 legal.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2025 1727
APR 24 2025

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2023 8906
NOV 30 2023

Amount Paid \$ 0
Skagit Co. Treasurer
By Deputy

04/24/2025 01:01 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor
202504240056

EXHIBIT "A"

Parcel 1: Government Lot 2 of Section 30, Township 34 North, Range 3 East, W.M.
EXCEPT Diking and Drainage District rights-of-way, if any.

Parcel 2: Those portions of Government Lot 3 and the North 150 feet of Government Lot 4,
all in Section 25, Township 34 North, Range 2 East, W.M., lying Easterly from the center of
"Little Slough." EXCEPT Diking and Drainage District rights-of-way, if any.

Parcel 3: The North 150 feet of both Government Lots 3 and 6 of Section 30, Township 34
North, Range 3 East, W.M.; EXCEPT that portion of said Government Lot 6 lying within the
Skagit County road right-of-way known as the Flats Road; EXCEPT that portion thereof
lying within the following described parcel: That portion of Government Lots 6 and 7 of said
Section 30, Township 34 North, Range 3 East, W.M., described as follows: Beginning at the
Southwest corner of said Lot 7; thence East along the South line of Lot 7, 580 feet to the point
of beginning; thence South 150 feet at right angles; thence East parallel to the South line of
Lot 7, 345 feet; thence Northerly and parallel to the West line of Lot 7, 335 feet; thence
Westerly and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of
beginning. EXCEPT Diking and Drainage District rights-of-way, if any; ~~Also except~~
~~That portion of Government Lot 6 lying Easterly of Flats Road.~~ *DS JFS*
BUT EXCLUDING FROM PARCEL 3, the following portion, which was conveyed from
Peter Kermit Swanson to Tamara Jane Swanson-Toyama by Quitclaim Deed recorded on
October 24, 2013 under Skagit County Auditor's File No. 201310240087:

That portion of the North 150 feet of Government Lot 6, and the South 185 feet of
Government Lot 7, Section 30, Township 34 North, Range 3 EWM, described as follows:
Beginning at the Northwest corner of said Lot 6; thence South along the West line of
Government Lot 6 150 feet; thence Easterly parallel with the North line of Government Lot 6,
925 feet, more or less, to the Southeast corner of tract conveyed by deed dated August 6, 1964,
wherein Anna A. Swanson, a widow, was Grantor, and Carl Austin Swanson, Anton Vernon
Swanson, and Peter Kermit Swanson were Grantees, and which deed is recorded in the office
of the Auditor of Skagit County, Washington, under Auditor's File No. 654229, and which
point is the true point of beginning; thence North along the East line of said tract conveyed by
deed recorded under Skagit County Auditor's File No. 654229 a distance of 239 feet; thence
East 151 feet; thence South 23 feet; thence East 100 feet, more or less, to the Westerly right-
of-way line of the County Road known as the Flats Road; thence Southerly along the Westerly
right-of-way line of the Flats Road to the intersection with the South line of the North 150 feet
of Government Lot 6; thence Westerly along the line which is parallel with and 150 feet South
of the North line of Government Lot 6 to the point of beginning.

Subject to easements, covenants, and restrictions of record.

PARCEL 4: SEE ATTACHED EXHIBIT "B" *DS JFS*
END

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing
instrument is a true and correct copy of the original now on file
in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of
Skagit County County this 20th day of September, 2023.

Sandra Perkins
Auditor
[Signature]
Deputy Auditor



EXHIBIT "B"

ESTATE OF PETER KERMIT SWANSON
TAX PARCEL No. P22932

LEGAL DESCRIPTION

The South 185 feet of Government Lot 7 of Section 30, Township 34 North, Range 3 East, W.M.; lying Westerly of the West line of the following described tract of land:
That portion of Government Lots 6 and 7 of said Section 30, Township 34 North, Range 3 East, W.M., described as follows: Commencing at the Southwest corner of said Lot 7, thence East along the South line of Lot 7, 580 feet to the point of beginning; thence South 150 feet at right angles; thence East parallel to the South line of Lot 7, 345 feet; thence Northerly and parallel to the West line of Lot 7, 335 feet; thence Westerly and parallel to the South line of Lot 7, 345 feet; thence Southerly to the point of beginning.
EXCEPT Diking and Drainage District rights-of-way, if any.

PS JS

All situate in the County of Skagit, State of Washington.


DENNY D. LEGRO
Registered Professional Land Surveyor
License No. 37532
Date: August 10, 2023



Narrative

for the necessity for a rerecord

This deed originally recorded as Auditor's File No. AFN 202311300099 is being rerecorded to correct the legal description to add the portion of P22915 lying easterly of Flats Road back in. It also adds back in P22932 which is omitted by mistake in the last rerecord under Auditor's File No. 202501070014. This rerecord is intended to supersede and replace in its entirety the deed recorded as Auditor's File No. 202501070014.