



200711070070

Skagit County Auditor

11/7/2007 Page

1 of

3 11:34AM

Filed for at the request of:

**Christensen & Hawes Inc.P.S.**

**3102 Rockefeller Avenue**

**Everett WA 98201**

**RETURN TO:**

**ALEX THOLE**

**624 Loveland Avenue**

**Mukilteo, WA. 98275**

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### **SPECIAL WARRANTY DEED**

Reference # (if applicable): \_\_\_\_\_ Assessor's Tax Parcel ID #350324-4-005-0112 (P34789)  
Grantor(s): GERALD D. MAPES, PR of the Estate of Florence M. Smalley, deceased Additional on  
pg. \_\_\_\_\_ Grantee(s): ALEX THOLE and CLARA A. THOLE Additional on pg. \_\_\_\_\_ Legal  
Description (abbreviated): Section 24, Township 35, Range 3; Ptn. SE Additional legal(s) on  
pg. \_\_\_\_\_

**GUARDIAN NORTHWEST TITLE CO.**

*92676-1*  
The **GRANTOR:** GERALD D. MAPES, Personal Representative of the Estate of  
FLORENCE M. SMALLEY, deceased

**for and in**

**consideration of**

TEN AND NO/100 DOLLARS and other good and valuable  
consideration

**in hand paid, grants,**

**bargains, sells,**

**and confirm to**

ALEX THOLE and CLARA A. THOLE, husband and wife

the following described real estate, situated in the County of SKAGIT, State of Washington:

**SEE ATTACHED LEGAL DESCRIPTION AS PER EXHIBIT "A" HERETO  
ATTACHED AND MADE A PART HEREOF BY THIS REFERENCE**

SUBJECT TO: The conveyance is subject to covenants, conditions, restrictions,  
easements and reservations of record, if any, which may appear in the public record,  
including those shown on any recorded plat or survey.

**TAX ACCOUNT NUMBER: 350324-4-005-0112 (P34789)**

**SPECIAL WARRANTY DEED**

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The Grantor for them and for their successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantors and not otherwise, they will forever warrant and defend the said described real estate.

Dated this date: October 30, 2007

The Estate of **FLORENCE M. SMALLEY, deceased**

By: Gerald D. Mapes  
GERALD D. MAPES, *Personal Representative*

5190  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 07 2007

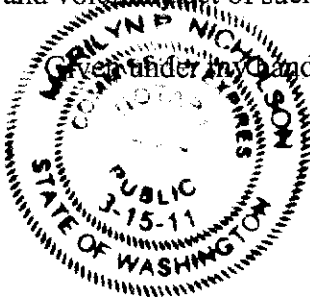
Amount Paid \$ 6947.00  
Skagit Co. Treasurer  
By ma m Deputy

**APPROVED AS TO FORM AND CONTENT:**

Alex Thole Clara A Thole  
ALEX THOLE CLARA A. THOLE

STATE OF WASHINGTON )  
COUNTY OF SNOHOMISH ) SS.

On this 31<sup>st</sup> day of October, 2007, personally appeared **GERALD D. MAPES** to me known to be the individual described in and who executed the within and foregoing instrument, and on oath stated that he was authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of FLORENCE M. SMALLEY, deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Seen under my hand and official seal the day and year last above written

Marilyn P. Nicholson  
Notary name printed or typed: Marilyn P. Nicholson  
Notary Public in and for the State of WA.  
Residing at: Lake Stevens, WA.  
My appointment expires: March 15, 2011

## EXHIBIT A

That portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point in the West line of said subdivision North  $3^{\circ}14'$  West 1,144.4 feet from the Southwest corner thereof; thence continuing North  $3^{\circ}14'$  West 401.2 feet; thence North  $86^{\circ}45'37''$  East 503.39 feet, more or less, to the Westerly line of the Pacific Northwest Traction Company right of way; thence South  $44^{\circ}$  East along said right of way 712.25 feet, more or less to a point South  $85^{\circ}26'$  East of point of beginning; thence North  $85^{\circ}26'$  West 972.4 feet, more or less, to a point of beginning;

EXCEPT that portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, of the W.M., described as follows:

Beginning at a point in the West line of said subdivision North  $3^{\circ}14'$  West 1,144.4 feet from the Southwest corner thereof (said point being the Northwest corner of a tract conveyed to Albert Wallace by deed recorded in Volume 172 of Deeds, page 427); thence continuing North  $3^{\circ}14'$  West 401.2 feet, more or less, to the Southwest corner of a tract owned by Nona C. Meyer; thence North  $86^{\circ}45'37''$  East to a point that is 50 feet East, measured at right angles, from the last described course; thence South  $3^{\circ}14'$  East 401.2 feet, more or less, to the North line of the aforementioned Albert Wallace tract; thence West to the point of beginning.

AND EXCEPT that portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North  $3^{\circ}22'50''$  West along the West line of said subdivision 1,144.4 feet; thence South  $85^{\circ}34'50''$  East along the South line of the J.R. Smalley property 50.48 feet to the true point of beginning for this description; thence South  $85^{\circ}34'50''$  East 250.0 feet; thence North  $3^{\circ}22'50''$  West 151.41 feet; thence North  $85^{\circ}34'50''$  West 250 feet; thence South  $3^{\circ}22'50''$  East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North  $3^{\circ}22'50''$  West along the West line of said subdivision 1,144.4 feet; thence South  $85^{\circ}34'50''$  East along the South line of the J.R. Smalley property 300.48 feet to the true point of beginning for the description; thence South  $85^{\circ}34'50''$  East 670.54 feet to the Westerly line of the Pacific Northwest Traction Company right of way; thence North  $44^{\circ}06'45''$  West along said right of way 226.59 feet; thence North  $85^{\circ}34'50''$  West 521.30 feet; thence South  $3^{\circ}22'50''$  East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion, if any, of State Route No. 11 (Chuckanut Drive);

AND ALSO EXCEPT that portion, if any, of Puget Sound Power & Light right of way.



200711070070  
Skagit County Auditor