

Return To: Gilbert & Gilbert Lawyers, Inc., P.S.

314 Pine Street
Mount Vernon, WA 98273



201209050092

Skagit County Auditor

SPECIAL WARRANTY DEED

GRANTOR:	WARREN J. GILBERT, JR., Personal Representative for the Estate of Marilyn M. Gilbert, Deceased, Skagit County Probate #10-4-00296-1
GRANTEE:	WARREN J. GILBERT, JR., Trustee of the MARILYN M. GILBERT TESTAMENTARY TRUST dated 6/23/1992 and which is filed in said Skagit County Probate #10-4-00269-1
Legal Description;	TAX 122B DK3 PART OF LOT 7, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
Abbreviated Form:	
Additional On Page :	
Assessor's Tax Parcel No:	P26622/340419-0-272-0006

THE GRANTOR, WARREN J. GILBERT, JR., in his capacity as the duly appointed, qualified and acting Personal Representative for the Estate of Marilyn M. Gilbert, Deceased, (the "decedent"), under Skagit County Superior Court Cause No. 10-4-00296-1, in distribution of said estate, hereby grants, bargains, conveys and confirms to the GRANTEE, WARREN J. GILBERT, JR., Trustee of the Marilyn M. Gilbert Testamentary Trust dated 6/23/1992, that certain real property, situated in the County of Skagit, State of Washington, and legally described as follows, together with all after-acquired title of the Grantor therein:

TAX 122B DK3 PART OF LOT 7, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIPE AT THE INTERSECTION OF FIRST STREET AND KINCAID STREET, IN THE CITY OF MOUNT VERNON; RUNNING THENCE NORTH 20 DEGREES EAST ALONG THE CENTER LINE OF FIRST STREET, 223.05 FEET; THENCE DEFLECTING TO THE RIGHT 89-37-30 AND RUNNING 30 FEET TO THE EAST LINE OF FIRST STREET AND TO THE NORTHWEST CORNER OF THE TRACT (AS DESCRIBED IN A DECREE ENTERED MAY 12, 1891 IN CAUSE NO. 881 OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR SKAGIT COUNTY); THENCE CONTINUING ON LAST MENTIONED COURSE 100 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING IN THE SAME COURSE EASTERLY 100 FEET, MORE OR LESS, TO THE WEST LINE OF SECOND STREET; THENCE SOUTH 20 DEGREES WEST ALONG SAID WEST LINE OF SECOND STREET 52 FEET; THENCE NORTH 70-22-30 WEST 100 FEET, MORE OR LESS, TO A POINT WHICH IS SITUATED SOUTH 20 DEGREES WEST 52 FEET FROM POINT OF BEGINNING; THENCE NORTH 20 DEGREES EAST 52 FEET TO THE POINT OF BEGINNING.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20120929

SEP 05 2012

Amount Paid \$

By *M. M. Skagit Co. Treasurer*
Deputy

201209050092
Skagit County Auditor
Barcode



Printed Name Lindy L. Doctor
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 12-2-14

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of August, 2012.

I certify that I know or have satisfactory evidence that WARREN J. GILBERT, JR. 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 MARILYN M. GILBERT, Deceased, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss

Estate of MARILYN M. GILBERT,
Deceased
By Warren J. Gilbert
WARREN J. GILBERT, JR.
Personal Representative

DATED: 8-6-12, 2012.

The Grantor, for himself and for his successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

