

Return To: Gilbert & Gilbert Lawyers, Inc., P.S. 314 Pine Street

Mount Vernon, WA 98273

Skagit County Auditor 7/22/2013 Page

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\$72.00 9:05AM

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20132852

JUL 19 2013

Amount Paid S
Skagit Co. Treasurer

SPECIAL WARRANTY DEED

GRANTOR:

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 GILBERT FAMILY PROPERTIES, LLC

GRANTEE: Legal Description: Abbreviated Form:

TAX 122B DK3 PART OF LOT 7, SECTION 19, TOWNSHIP 34

NORTH, RANGE 4 EAST, W.M..

Assessor's Tax Parcel No:

P26622/340419-0-272-0006

THE GRANTOR, WARREN J. GILBERT, JR., Trustee of the Marilyn M. Gilbert Testamentary Trust dated 6/23/1992, hereby grants, bargains, conveys and confirms to the GRANTEE, GILBERT FAMILY PROPERTIES, LLC, 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: COMMÉNCING 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.

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.

DATED this 18th day of July, 2013. WARREN LGILBERT, JR., Trustee of the Marilyn M. Gilbert Testamentary Trust dated 6/23/1992 STATE OF WASHINGTON) SS

COUNTY OF SKAGIT)

WASHING TOP

I certify that I know or have satisfactory evidence that WARREN J. GILBERT, JR., is the person who appear before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was authorized to execute the instrument and acknowledged that he was acknowledged to execute the instrument and acknowledged that he was acknowledged to execute the was acknowledged to execute the instrument and acknowledged that he was acknowle

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Doctor Notary Public in and for the State of Washington, residing at Sedro Woolley. Expires: 12-2-14