



201407290102

RETURN DOCUMENT TO:

Skagit County Auditor

\$74.00

7/29/2014 Page

1 of

3 2:56PM

GILBERT + GILBERT LAWYERS
314 Pine St.
Mt. Vernon, WA 98273

Use dark black ink and print legibly. Documents not legible will be rejected per RCW 65.04.045 & 65.04.047

DOCUMENT TITLE(S):

Special WARRANTY Deed

AUDITOR FILE NUMBER & VOL. & PG. NUMBERS OF DOCUMENT(S) BEING ASSIGNED OR RELEASED:

200305120280

Additional reference numbers can be found on page _____ of document.

GRANTOR(S)

William James Nefflin as P.R.

Additional grantor(s) can be found on page _____ of document.

GRANTEE(S):

William James Nefflin +
William Jason Nefflin - W/R of S.

Additional grantee(s) can be found on page _____ of document.

ABBREVIATED LEGAL DESCRIPTION: (Lot, block, plat name OR; qtr/qtr, section, township and range OR; unit, building and condo name.)

LOT 23 + 24, Block 2, "SAMISH TERRACE"
Vol. 7 of Plats, pg. 20, records of Skagit Co.

Additional legal(s) can be found on page _____ of document.

ASSESSOR'S 16-DIGIT PARCEL NUMBER:

~~Skagit~~ Co. 3992-002-024-002
SKAGIT

Additional numbers can be found on page _____

The Auditor/Recorder will rely on the information provided on this form. The responsibility for the accuracy of the indexing information is that of the document preparer.

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

Mount SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

20142708

JUL 29 2014

Amount Paid \$ 6
Skagit Co. Treasurer
By *MS* Deputy

SPECIAL WARRANTY DEED

THE GRANTOR, WILLIAM JAMES HEFLIN, as Personal Representative of the Estate of SUE ELLEN HEFLIN, deceased, conveys and confirms to WILLIAM JAMES HEFLIN and WILLIAM JASON HEFLIN (Joint Tenancy with Right of Survivorship) all present and after acquired interest in and to the following described real property, situated in the County of Skagit, State of Washington, to-wit:

Skagit County Auditor No.: 200305120280

Island County Tax Account No: 3992-002-024-0002
Parcel #68830

Lots 23 and 24, Block 2, "SAMISH TERRACE", according to the plat recorded in Volume 7 of Plats, page 20, records of Skagit County, Washington.

Also an undivided 1/80 interest in the following described property:

Beginning at the Southeast corner of Government Lot 1, Section 26, Township 36 North, Range 2 East of the Willamette Meridian; thence North 1°38'45" East along the section line, a distance of 1,164.02 feet to the meander corner between sections 25 and 26; thence South 82°30' West, a distance of 483.15 feet to the true point of beginning; thence continue South 82°30' West, a distance of 50.64 feet; thence South 1°38'45" West, a distance of 477.07 feet to the North edge of the H.R. Roney Road; thence Southeasterly along the North line of said H.R. Roney Road, a distance of 51.0 feet; thence North 1°38'45" East, a distance of 495.3 feet to the true point of beginning.

Subject to: Restrictions, reservations and easements of record and Skagit County Right to Farm Ordinance as described below:

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



201407290102

Skagit County Auditor
7/29/2014 Page

2 of

3

\$74.00
2:56PM

