

Skagit County Auditor

\$75.00

12/1/2015 Page

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3 2:24PM

After recording return document to:

YOUNGQUIST & BETZ 904 South Third Mount Vernon, WA 98273

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Roger J. Hall, Personal Representative of the Estate of

Nina V. Hall, Deceased

Skagit County Probate No. 05-4-00337-5

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT.

GRANTEE(S): Fred R. Hall, a married man, as his separate property, as to a 1/3 interest;

Roger J. Hall, a married man, as his separate property, as to an undivided 1/3 interest; and Janet E. McRae, a married woman, as her separate property, as to

an undivided 1/3 interest

ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Lot One (1) and the East half (E/2) of

of the NW 1/4 of Section 30.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): P51113, P51107, P51101, P51099

& P51100

SPECIAL WARRANTY DEED

ESTATE OF NINA V. HALL, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of NINA V. HALL, Skagit County Probate No. 05-4-00337-5, grants, bargains, sells, conveys and confirms all of Grantor's interest to FRED R. HALL, a married man, as his separate property, as to an undivided one-third (1/3) interest; ROGER J. HALL, a married man, as his separate property, as to an undivided one-third (1/3) interest; and JANET E. McRAE, a married woman, as her separate property, as to un undivided one-third (1/3) interest, in the following-described real property situated in County of Skagit, State of Washington:

Tax Parcel Nos. P51100, P51099, P51101, P51107, P51113

Lots One (1) and the East Half (E1/2) of the Northwest quarter (NW1/4 of Section Thirty (30). Also Lot Two (2) in said Section Thirty (30) excepting therefrom the following-described tract:

Beginning at a point on the West line of said Government Lot 2, 144 feet North of the Southwest corner thereof;

Thence North along said West line 486 feet;

Thence East to the West line of the Old Seattle & Northern Railway right of way;

Thence Southeasterly along the West line of said railway right of way to a point due East of the point of beginning; SKAGIT COUNTY WASHINGTON

Thence West to the point of beginning;

EXCEPT state highway.

All being in Township Thirty-Six (36) North of Range Five (5), East of W.M., Skagit County, Washington;

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Amount Paid \$ Skagit Co. Treasurer

REAL ESTATE EXCISE TAX

DEC **01** 2015

2015 4854

The Grantor for said estate does by these presents expressly limit 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 that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, she will forever warrant and defend the said-described real estate.

ROGER J. HALL, Personal Representative

STATE OF WASHINGTON) : SS COUNTY OF SAN JUAN)

On this day personally appeared before me, **ROGER J. HALL**, known to me to be the individual described in and who executed the within and foregoing instrument and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under specifical and official seal this UTA day of October, 2015

Notary Public in and for the State of Washington, residing at Mount Vernon.