



201512010101

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 1/2) 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

THE GRANTOR, ROGER J. HALL, PERSONAL REPRESENTATIVE OF THE 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 an 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;

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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
80154854
DEC 01 2015

Amount Paid \$0
Skagit Co. Treasurer
By *mm* Deputy

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