

After Recording Return To:
SKAGIT LAW GROUP, PLLC
P. O. Box 336
Mount Vernon, WA 98273



201707050073

Skagit County Auditor \$75.00
7/5/2017 Page 1 of 3 11:52AM

SPECIAL WARRANTY DEED

GRANTOR: JOLENE K. BERRY and REBECCA E. POTTER,
Successor Co-Trustees of the Potter Family Trust uid 8/26/2002

GRANTEE: JOLENE K. BERRY, a married woman as her separate estate
Undivided one-half fractional interest

REBECCA E. POTTER, a single woman
Undivided one-half fractional interest

Legal Description:

Abbreviated Form: Ptn Gov. Lot 4, S4 T34N R5E WM
Additional on Page: Exhibit A

Assessor's Tax Parcel No: 340504-2-001-0006; P30017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173021
JUL 05 2017

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

JOLENE K. BERRY and REBECCA E. POTTER, in their capacity as the **Successor Co-Trustees of the Potter Family Trust uid 8/26/2002,** the Grantor, in distribution of said Trust upon the death of surviving Trustor, Charles E. Potter, deceased, grants, bargains, conveys, and confirms to **JOLENE K. BERRY,** a married woman as her separate estate, and **REBECCA E. POTTER,** a single woman, as Grantees, each as to an undivided one-half fractional interest as tenants in common, all of the Grantor's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

See **Exhibit A** attached hereto and in corporate herein by this reference.

SUBJECT TO: Restrictive covenants, restrictions, and easements of record.

The Grantor, for itself and for its successors in interest, does by these presents expressly limit the covenants of the 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, and will forever warrant and defend the said described real estate.

Dated this 28th day of June, 2017.

POTTER FAMILY TRUST uid 8/26/2002
Grantor

By *Jolene Berry*
JOLENE K. BERRY,
Successor Trustee

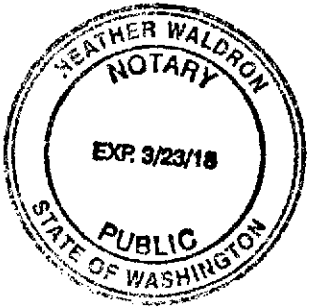
By *Rebecca Potter*
REBECCA E. POTTER,
Successor Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that **JOLENE K. BERRY** and **REBECCA E. POTTER** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Successor Co-Trustees** of the **POTTER FAMILY TRUST uid 8/26/2002**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28 day of June, 2017



Heather Waldron

Printed Name HEATHER WALDRON
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 3-23-2018

EXHIBIT A
(Legal Description)

Skagit County Assessor's Tax Parcel 340504-2-001-0006; P30017

That portion of Government Lot 4 (Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$) and of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 4, Township 34 North, Range 5 East, W.M., lying Southerly and Easterly of the former 40 foot railroad right of way of Clear Lake Lumber Company (now used for road purposes) and as same existed on June 23, 1928, and as described in deed recorded in Volume 148 of Deeds, page 246, records of Skagit County, Washington; EXCEPT any portion lying Northerly of the Southerly line of County Road as conveyed to Skagit County, WA, by deed recorded in Volume 144 of Deeds, page 544.