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07/31/2020 03:53 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

When Recorded Return To
Woodinville Law
13901 NE 175th St, Suite G
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20202900
JUL 31 2020

Amount Paid \$ 744500
Skagit Co. Treasurer
By *MM* Deputy

CHICAGO TITLE
020041789

ADMINISTRATOR'S SPECIAL WARRANTY DEED

Grantor: Kathy S. Hagen, Administrator of the Estate of Wesley Theodore Hagen, Sr.

Grantee: Justin Winslow Magill, an unmarried person.

Decedent's Estate. Decedent, Wesley Theodore Hagen, Sr., died intestate on March 22, 2019. On November 4, 2019, probate was opened and Grantor was appointed Administrator of Decedent's estate and granted Nonintervention Powers for the administration of Decedent's estate.

Transfer of Title: The grantor, Kathy S. Hagen, for and in consideration of \$10.00, in hand paid, conveys and warrants to Justin Winslow Magill, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington.

The Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of section 1, Township 35 North, Range 3 East, W.M., EXCEPT any portion thereof lying within the Swanson County Road.

Subject to any agreements, easements, reservations, restrictions, moratoriums, limitations, exceptions, covenants, conditions, rights of way, other rights of the public, zoning ordinances, deeds of trust, mortgages, liens, taxes, assessments and encumbrances of record.

Situate in the County of Skagit, State of Washington.

Parcel No. 350301-2-003-0008, P33580 | P122546, 350301-2-003-0200

More commonly known as: 6243 Swanson Rd, Bow, WA 98232

Limitations of Covenants. Grantor Expressly limits the covenants of this deed to those expressed herein and excludes all covenants arising or to arise by statutory or other implication. The obligations of the Grantor expressed herein are obligations of the Estate of Wesley Theodore Hagen, Sr., and not the Administrator personally.

DATED: 7/17/2020

SELLER:

Estate of Wesley Theodore Hagen, Sr., Deceased

By: Kathy S. Hagen
Kathy S. Hagen,
Administrator

STATE OF WASHINGTON)
) ss.
COUNTY OF Skagit)

On this day personally appeared before me Kathy S. Hagen, known or proved to me to be the Administrator of the Estate of Wesley Theodore Hagen, Sr., and who executed the within and foregoing Administrator's Deed, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on: July 30, 2020

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
NOTARY PUBLIC for ~~Arizona~~ Washington ah
Residing at: Arington, WA 07.30.2020
My appointment expires on: 03.01.2024