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04/12/2022 12:20 PM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor

When Recorded Please Return To:
LAWRENCE A. PIRKLE
P.O. Box 1788
Mount Vernon, WA 98273
(360) 336-6587

2009 1643
\$23,145.00
6.9.09
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment
APR 12 2022

Amount Paid \$
Skagit Co. Treasurer
By Deputy

This space for Recorder's use only

SPECIAL WARRANTY FULFILLMENT DEED

THE GRANTOR, CAROL J. MILLER and MARVIN OMDAL, Co-Trustees of the Dan H. Miller QTIP Trust U/W/D/ 10/18/2002, who were assigned all interest of the original Sellers, Carol J. Miller, individually and as Personal Representative of the Estate of Dan H. Miller, on July 2, 2010, which was recorded on July 13, 2010, under Auditor's File No. 201007130053, for and in consideration of fulfillment of real estate contract, in hand paid, conveys and warrants only against encumbrances suffered or created by Seller, subject to the servitude, exceptions, provisions, and reservations hereinabove mentioned, free and clear of encumbrances, except all taxes, assessments, and charges herein provided to be paid by Buyer, and except any lien or encumbrances revived or placed on said premises by or through or under Buyer, and except any other encumbrances or defects which the Buyer has assumed, to GRANTEE, J&N NELSON PROPERTIES, LLC, a Washington Limited Liability Company, which was assigned all interest of the original Grantees, James N. Nelson, a married man as his separate property, and Norman W. Nelson, Jr., a married man as his separate property, which was assigned on July 10, 2009, which was recorded on February 5, 2010, under Skagit County Auditor's File No. 201002040070, the following described real estate, situated in the County of Skagit, State of Washington.

Assessor's Parcel Numbers: 350421-3-006-0008, P37016; 350421-3-007-0007, P37022;
350421-3-006-0503, P37021; 350428-2-003-0006, P37976;
350428-2-004-0005, P37977

Abbreviated Legal Description:

Parcel "A": S 1/2 of SW 1/4 of SW 1/4 of Section 21, Township 35 North, Range 4 East.

Parcel "B": NW 1/4 of the NW 1/4 of Section 28, Township 35 North, Range 4 East.

Parcel "C": W 1/2 of the SW 1/4 of Section 21, Township 35 North, Range 3 East.

Full Legal Description: Attached hereto as Exhibit A and incorporated herein by this reference.

Real Estate Excise Tax was paid on this sale on June 9, 2009, under Excise No. 1643, in the amount of \$23,145.00. 20090609 0089

Dated the 11th day of April, 2022.

Carol J. Miller by Debra J. Bahr, agent
CAROL J. MILLER, by DEBRA J. BAHR, Agent,
Co-Trustee of the Dan H. Miller QTIP Trust
U/W/D 10/18/2002

Marvin Omdal
MARVIN OMDAL, Co-Trustee of the
Dan H. Miller QTIP Trust U/W/D 10/18/2002

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that DEBRA J. BAHR is the person who appeared before me and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Agent for CAROL J. MILLER, Co-Trustee of the Dan H. Miller QTIP Trust U/W/D 10/18/2002, 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 11th day of April, 2022.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
 State of Washington
 Residing at Mount Vernon
 My Commission Expires: 5/7/23

STATE OF WASHINGTON)
) ss.
 COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MARVIN OMDAL is the person who appeared before me and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Co-Trustee of the Dan H. Miller QTIP Trust U/W/D 10/18/2002, 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 11th day of April, 2022.



LAWRENCE A. PIRKLE

NOTARY PUBLIC in and for the
 State of Washington
 Residing at Mount Vernon
 My Commission Expires: 5/7/23

EXHIBIT A

PARCEL "A":

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by Deed dated April 14, 1910 and recorded May 3, 1910, in Volume 81 of Deeds, page 53, records of Skagit County, Washington.

TOGETHER WITH the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911 and recorded May 8, 1911 in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington., ALSO EXCEPT the following described tract:

The South 500.00 feet of the East 730.00 feet of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT the East 30 feet thereof conveyed to Skagit County for road purposes by Deeds dated April 27, 1911 and April 20, 1911, in Volume 85 of Deeds, pages 319 and 321, records of Skagit County, Washington.

SUBJECT TO AND TOGETHER WITH a 30.0 foot wide non-exclusive mutually beneficial easement for ingress, egress and utilities (and the maintenance thereof) over, under and across the South 30.0 feet of the North 130.0 feet of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., to access contiguous property to the West in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 29, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M.;

EXCEPT the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section;

AND EXCEPT the North 25 feet thereof conveyed to Skagit County for road purposes by Deeds recorded under Auditor's File No. 19199, in Volume 28 of Deeds, page 549, and Auditor's File No. 770324, records of Skagit County, Washington;

AND EXCEPT the East 20 feet thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 79227, in Volume 81 of Deeds, page 53, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying within the North 30 feet of the East 125 feet of the West 1,166.01 feet of said subdivision, as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 890414, records of Skagit county, Washington;

AND ALSO EXCEPT that portion thereof lying within the boundaries of the following described tract:

Tract "A" of Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223, in Volume 3 of Short Plats, page 35, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 21, Township 35 North, Range 4 East, W.M., ALSO EXCEPT that portion conveyed to Skagit County for road by Deed recorded September 15, 1999, under Auditor's File No. 199909150102.

(Being a portion of Tract "B" of Revised Short Plat No. 86-78, approved October 26, 1978 and recorded October 27, 1978, under Auditor's File No. 890223.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions and reservations of record.