

WHEN RECORDED RETURN TO:

LAND TITLE COMPANY
2801 COMMERCIAL AVENUE, SUITE 2
ANACORTES, WA 98221

199908030007

Kathy Hill, Skagit County Auditor
8/3/1999 Page 1 of 4 9:56:11AM

LAND TITLE COMPANY OF SKAGIT COUNTY

PA-90592-E SPECIAL WARRANTY DEED

THE GRANTOR, **SHAWN M. WOODBURY**, as Personal Representative of the Estate of Lucille Irene Jackson, Skagit County Cause No. 99-4-00061-7, for and in consideration of One Hundred Thirty Thousand Dollars (\$130,000), conveys and warrants unto **BENJAMIN T. CALDWELL** and **LAURA E. CALDWELL**, husband and wife, GRANTEES, the following described property, located in Skagit County, Washington:

Abbreviated Legal Description: A ptn of Gov. Lot 4, 30-35-2 E.W.M.

Legal continued on pages 3 and 4.

Assessors Tax Parcel Nos.: 350230-0-141-0209, R33106;
350230-0-179-0006, R33150; 350230-0-200-0009, R33175.

The warranties contained herein bind only the estate of Lucille I. Jackson and not the Personal Representative individually.

DATED this 29th day of July, 1999.

30760
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 03 1999

Amount Paid \$ 2314.00
Skagit County Treasurer
By *[Signature]* Deputy

Shawn M Woodbury
SHAWN M. WOODBURY

STATE OF WASHINGTON)
) ss
COUNTY OF Chelan)

On this day personally appeared before me SHAWN M. WOODBURY to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 29 day of July, 1999.



Kim Woodbury
Notary Public in and for the State
of Washington, residing at
Douglas County 781 N. Jerome E. Wen. WA 98802
My appointment expires: 10/20/2002.
Kim Woodbury
(Printed Name)

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Lot 4, 32 rods South of the Northwest corner thereof;
thence East 33 feet to the East line of that certain road as conveyed to the City of Anacortes by Deed recorded May 21, 1946, under Auditor's File No. 392059, and the true point of beginning of this description;
thence East along the South line of the North 32 rods of said Lot 4, a distance of 200 feet;
thence North parallel with the West line of said Lot 4, a distance of 72 feet;
thence West parallel with the South line of the North 32 rods of said Lot 4, a distance of 200 feet to the East line of said road;
thence South along the East line of said road, 72 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 4 in Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 4, which is 528 feet South of the Northwest corner of said Government Lot;
thence East 33 feet to the East line of those premises conveyed to the City of Anacortes for public road purposes by deed dated November 4, 1914, filed May 21, 1946, under Auditor's File No. 392056 and recorded in Volume 209 of Deeds, page 514, and the true point of beginning;
thence continue East 200 feet;
thence South 15 feet;
thence West 200 feet to the East line of said premises conveyed to the City of Anacortes for public road purposes;
thence North 15 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

- Continued -

199908030007

Kathy Hill, Skagit County Auditor
8/3/1999 Page 3 of 4 9:56:11AM

DESCRIPTION CONTINUED:

PARCEL "C":

The North 15 feet of all that portion of Government Lot 4, Section 30, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of Government Lot 4, 528 feet South of the Northwest corner thereof;
thence North $89^{\circ}45'03''$ East for 33 feet to the true point of beginning;
thence continue North $89^{\circ}45'03''$ East for 231 feet;
thence South $0^{\circ}25'58''$ West for 178 feet;
thence South $89^{\circ}45'03''$ West for 231 feet to the East line of the road conveyed to the City of Anacortes by deed recorded under Auditor's File No. 392056, records of Skagit County, Washington;
thence North $0^{\circ}25'58''$ East along said road for 178 feet to the point of beginning,

EXCEPT the West 200 feet thereof, as conveyed to James Jackson, et ux, by deed recorded under Auditor's File No. 618277, records of Skagit County, Washington.

(Said property is also known as a portion of Tract A of Survey recorded in Volume 2 of Surveys, page 80, records of Skagit County, Washington.)

Situate in the County of Skagit, State of Washington.

SUBJECT TO:

1. Terms and provisions of an agreement regarding the joint use and maintenance of the well and water system recorded August 9, 1957 under Skagit County Auditor's NO. 554709.
2. Conditions contained in deed recorded July 6, 1988 under Auditor's No. 8807060057.

199908030007