

**AFTER RECORDING RETURN TO:**

Law Office of Nay & Friedenber  
6720 SW Macadam, Suite 200  
Portland, OR 97219-2312



199911160012

Kathy Hill, Skagit County Auditor  
11/16/1999 Page 1 of 2 9:48:35AM

**WARRANTY DEED**

**Reserved Special Power of Appointment**

Conveyance. LOIS L. BECK, surviving spouse of CHARLES E. BECK, GRANTOR, conveys and warrants to MARY E. BECK, 18485 S.W. Pacific Drive, #134, Tualatin, Oregon 97062, GRANTEE, the following described real property situated in the County of Skagit, State of Washington, free of encumbrances except as specifically set forth herein:

Lot #10, Plat of Quaker Cove, as recorded in Volume 6, Page 37, Record of Plats, Records of Skagit County.

ASSESSOR PARCEL NUMBER: 3971-000-010-0007

Subject to and excepting: easements, rights of way, restrictions, conditions and encumbrances of record.

Consideration. The true consideration for this conveyance is None.

**RESERVED SPECIAL POWER OF APPOINTMENT**

1. Grantor Reserves Special Power of Appointment. Grantor reserves the power to appoint the real property, or any portion of it, outright or in trust, and on such terms and conditions as grantor deems fit to impose, to or for the benefit of any one or more of grantor's lineal descendants or said lineal descendant's then current or surviving spouse, or to charitable organizations.

2. Exercise of Power. Grantor may exercise this power after grantor's death by a provision in grantor's will or any codicil making express reference to this power. The exercise of this power is personal to the grantor. Unless grantor exercises this power by will or codicil, the deed recorded last shall control as to ambiguities or inconsistencies. All or any portion of the real property over which this power is not exercised shall remain vested in the grantee or grantees.

3. Limitations on Grantor's Power. Grantor shall not exercise grantor's special power, directly or indirectly, to satisfy the legal obligation grantor may have to any person or for the grantor's pecuniary benefit. Grantor shall not exercise this power in favor of grantor, grantor's estate, grantor's creditors or the creditors of grantor's estate. Any trust created or continued under the exercise of grantor's special power of appointment shall continue for no longer than twenty-one (21) years after the death of the last survivor of grantor's lineal descendants living on the date of grantor's death.

4. Release. Grantor may, during grantor's lifetime, release this special power of appointment with respect to all or any portion of the real property. Grantor may release this power by a deed making express reference to this power and executed and recorded prior to grantor's death. The release of this power may be made by grantor's agent in a valid agency document referencing powers of appointment.

DATED this 28<sup>th</sup> day of September, 1999.

Lois L Beck  
LOIS L. BECK

STATE OF OREGON            )  
  ) ss.  
County of Multnomah        )

The above-named LOIS L. BECK personally appeared before me on this 28<sup>th</sup> day of September, 1999, and acknowledged the foregoing instrument to be her voluntary act.

32463  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 15 1999

Amount Paid \$ 0  
Skagit Co. Treasurer  
By Deputy

Sam Friedberg  
NOTARY PUBLIC FOR OREGON

