



199911220142

Kathy Hill, Skagit County Auditor
11/22/1999 Page 1 of 3 4:01:25PM

After recording return document to:

SCHACHT & HICKS
PO BOX 1165
MOUNT VERNON WA 98273

LAND TITLE COMPANY OF SKAGIT COUNTY
m.s.c.

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Donald L. Bates, Personal Representative of the
Estate of Fred Bates

ADDITIONAL GRANTORS ON PAGE 1 **OF DOCUMENT.**

GRANTEE(S): Scharon Bates

ADDITIONAL GRANTEES ON PAGE 1 **OF DOCUMENT.**

ABBREVIATED LEGAL DESCRIPTION: Ptn. Of Lot 4 & all of Lot 3, Blk 1
"Ginther's Plat of Westview Manor"

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 1/1 **OF DOCUMENT.**

ASSESSOR'S TAX /PARCEL NUMBER(S): 4038-001-003-0003

SPECIAL WARRANTY DEED

THE GRANTOR, DONALD L. BATES, as Personal Representative of the Estate of FRED BATES, Deceased, for and in consideration of the effectuation and the distribution of the Estate of FRED BATES, pursuant to the terms of the Last Will and Testament of the decedent, the Pre-Nuptial Agreement between the decedent and the grantee herein, and the laws of the State of Washington, does hereby grant, bargain, sell, convey and confirm to SCHARON BATES, the following-described real estate, situated in the County of Skagit, State of Washington:

Lot 4, except the north 80 feet thereof and all of Lot 3, Block 1, "Ginther's Plat of Westview Manor" as per plat recorded in Volume 7 of Plats, page 89, records of Skagit County, Washington. Together with a non-exclusive easement for ingress, egress and utilities over and across the North 10 feet of Lot 2, Block 1 of said Plat.

SUBJECT TO: Declaration of Protective Restrictions recorded under Auditor's File No. 637102.

The Grantor for said estate does by these presents expressly limit the covenants of this 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, he will forever warrant and defend the said-described real estate.

IN WITNESS WHEREOF, said Personal Representation has caused this instrument to be executed this 22nd day of November, 1999.

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

PAID 32597

NOV 22 1999

Amount Paid \$ 0-
Skagit County Treasurer
By: DC Deputy

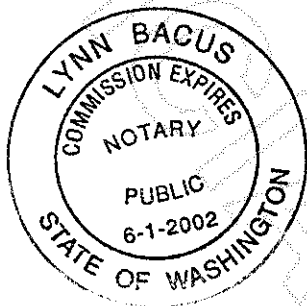
Donald L Bates
DONALD L. BATES, Personal Representative



STATE OF WASHINGTON)
 : SS
COUNTY OF Skagit)

On this day personally appeared before me, DONALD L. BATES, 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 22nd day of November, 1999.



Lynn Bacus
Lynn Bacus, (Print Name)
Notary Public in and for the State of Washington,
residing at Seho Woolley
My commission expires: 6-1-02