

FILED AT REQUEST OF/RETURN TO:
LAW OFFICE OF BRIAN E. CLARK
P. O. Box 336
MOUNT VERNON, WA 98273



200001060003
Kathy Hill, Skagit County Auditor
1/6/2000 Page 1 of 4 9:00:21AM

SPECIAL WARRANTY DEED

Grantor(s): CAROL R. ROSS, Successor Trustee of the Frances H. Rosenquist Living Trust
U/T/D 03/06/1997

Grantee(s): CAROL R. ROSS, a woman
ADELE R. TURNER, a single woman

Abbreviated Legal: Ptn Govt Lots 2 & 4 in 5-35-3; Ptn Govt lots 4, 8, 9 in 32-36-3

Additional legal on Exhibit A

Assessor's Tax Parcel No: 350305-0-001-0000; R33805

THE GRANTOR, CAROL R. ROSS, in her capacity as the Successor Trustee of the Frances H. Rosenquist Living Trust U/T/D 03/06/1997, pursuant to Article Twelve of said Trust and not in her individual capacity, in distribution of said Trust pursuant to Article Nine thereof, does grant, bargain, convey and confirm to CAROL R. ROSS, a married woman as her separate estate, and to ADELE R. TURNER, a single woman as her separate estate, each as to an undivided one-half (1/2) interest as tenants in common, as Grantees, all of the decedent's interest in and to the real property situated in the County of Skagit, State of Washington, and legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference)

Skagit County Tax Account Nos: 350305-0-001-0000; P33805
360332-0-009-0008; P48505

Situs: 5864 Farm To Market Road, Bow, WA 98232

33284
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JAN 05 2000

Amount Paid \$ -0-
Skagit Co. Treasurer
By Deputy

ORIGINAL

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the 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 Grantors and not otherwise, and will forever warrant and defend the said described real estate.

Dated this 30 day of December, 1999.

Carol R. Ross, Successor Trustee

Carol R. Ross, Successor Trustee of the
Frances H. Rosenquist Living Trust U/T/D 3/6/97

STATE OF NEW YORK)
COUNTY OF MONROE) ss:

I certify that I know or have satisfactory evidence that Carol R. Ross, 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 Successor Trustee of the Frances H. Rosenquist Living Trust U/T/D 3/6/97, to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 30th of December, 1999.

Constance Y. Jones
Notary Public – State of New York

(Print or Type Name of Notary)
My Appointment Expires: Commission Expires June 26, 2001

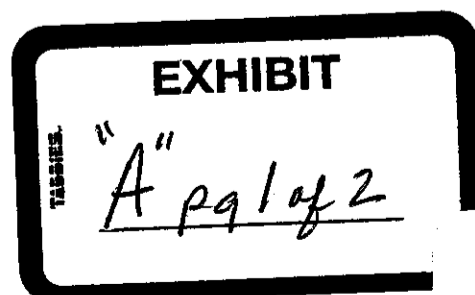
PARCEL "A":

That portion of Government Lots 2 and 4 in Section 5, Township 35 North, Range 3 E.W.M., described as follows:

Beginning at a point 2.5 feet South and 1559 feet West of the Northeast corner of said Section; thence South 8 degrees West to the Northerly right of way line of the County Road; thence Westerly along said Northerly right of way line to an intersection with the Northerly right of way line of Drainage District No. 16 ditch; thence Westerly and Northerly along the Northerly and Westerly right of way line of Drainage District No. 16 ditch to a point which is 11 feet North and 2581 feet West of the Northeast corner of said Section 5; thence South 89 degrees 14' 30" East 1022 feet to the point of beginning; EXCEPT Road and Ditch rights of way; EXCEPT that portion conveyed to Skagit County by deed recorded July 25, 1934 in Volume 164 of Deeds, page 547, records of Skagit County, Washington,; EXCEPT that portion, if any, lying Easterly of the Westerly line of those premises conveyed to John A. McRae, etux. by deed recorded November 30, 1940, as Auditor's File No. 332531; and EXCEPT the following described tract:

That portion of said Lot 4 lying South of the South line of a parcel granted to Drainage District No. 16 of Skagit County, by Arthur and Louise Symons, by right of way deed Dated April 9, 1937, and recorded in Volume 172 of deeds, page 277, under Auditor's File No. 291911, records of Skagit County, Washington, and lying North of the Samish River, and lying West of the West line of the Bayview Edison Road No. 662, as shown on the Skagit County Engineer's Right of Way Plat dated June 1959.

Situate in the County of Skagit, State of Washington.



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PARCEL "B":

That portion of Government Lots 4, 8, and 9, of Section 32, Township 36 North, Range 3 E.W.M., described as follows:

Beginning at a point 346.33 feet North and 20 feet West of the Southeast corner of said Section 32; thence West 200 feet; thence South 369.5 feet, more or less, to the centerline of a certain ditch; thence North 89 degrees 14' 30" West along said centerline to the East bank of a main drainage ditch of Drainage District No. 16; thence Northerly and Easterly along the East bank of said ditch to the upland line of the dike right of way of Dike District No. 19 dike; thence Southerly and Southeasterly along the Westerly and Southerly right of way line of said Dike District No. 19 dike to a point which is 738.76 feet North and 292 feet West of said Southeast corner of said Section 32; thence East 50 feet; thence North 11 feet; thence East 222 feet, more or less, to a point 20 feet West of the East line of said Section; thence South 403 feet, more or less, to the point of beginning; EXCEPT Road and Ditch rights of way; and EXCEPT the following described tract:

Beginning at a point on the East line of said Section 32 that is 346 feet and 4 inches North of the Southeast corner thereof; thence West, parallel with the South line of said Section, a distance of 220 feet; thence North parallel with the East line of said Section, a distance of 177 feet; thence East 220 feet to the East line of said Section; thence South to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT

TABLER.
"A" Pg 2 of 2



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