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Kathy Hill, Skagit County Auditor
1/6/2000 Page 1 of 4 9:01:09AM

DOCUMENT TITLE: Special Warranty Deed

REFERENCE NUMBER OF RELATED DOCUMENT: N/A

GRANTOR(S): Lois Still, Co-Personal Representative and
Michael B. Still, Co-Personal Representative
of the Estate of Verna Pleas

ADDITIONAL GRANTORS ON PAGE OF DOCUMENT. N/A

GRANTEE(S): Eugene Still and Lois Still, husband and wife,

ADDITIONAL GRANTEES ON PAGE 2 OF DOCUMENT. N/A

ABBREVIATED LEGAL DESCRIPTION: Ptn. of the E1/2 of the
SW1/4 of Sec. 1, Twp. 34 N, R3, EWM

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 & 3 OF DOCUMENT.

ASSESSOR'S TAX/PARCEL NUMBER(S): 340301-3-006-0004/P20960

SPECIAL WARRANTY DEED

THE GRANTORS, LOIS STILL and MICHAEL B. STILL, Co-Personal Representatives of the ESTATE OF VERNA PLEAS, Deceased, for and in fulfillment of the conditions set forth in the Last Will and Testament of VERNA PLEAS, grant, bargain, sell, convey and confirm to EUGENE STILL and LOIS STILL, husband and wife, the following-described real estate, situate in the County of Skagit, State of Washington:

That portion of the East 1/2 of the Southwest 1/4 of Section 1, Township 34 North, Range 3, East W.M., described as follows:

Beginning at the quarter section corner between Sections 1 and 12, which point is witnessed by a 2 inch iron pipe set North 00°54'30" West 15 feet on the line through the center of Section 1; thence North 86°36'30" East 1273.72 feet on the South line of the Southeast 1/4 of Section 1 to a 2 inch iron pipe marking the East 1/16 corner between Sections 1 and 12; thence North 00°26'30" West 2324.38 feet on the line through the center of the Southeast 1/4 of Section 1 to a 2 inch iron pipe on the Southerly right of way line of the County road, as said road existed on August 30, 1954; thence South 63°35'30" West 1984.64 feet on said right of way line to a point on said right of way line which point is witnessed by a 2 inch iron pipe set South 00°54'30" East 7.80 feet, the true point of beginning of this description, said point being the Northwest corner of a tract conveyed to Homer E. Queen and Margaret Queen, husband and wife, by deed dated August 30, 1954, recorded September 2, 1954 as Auditor's File No. 5959951; thence South along the West line of said Queen tract 450 feet; thence North 63 1/2° East 293 feet; thence North 22 1/2° West 414 feet, more or less, to a point on the Southerly right of way line of the County road which is 127 feet Northeasterly of the true point of beginning; thence Southwesterly along said road right of way line to the true point of beginning.

The Grantors for said estate do by these presents expressly limit the covenants of this deed to those herein expressed, and exclude 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, they will forever



