



200004240012

Kathy Hill, Skagit County Auditor

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**RETURN TO:**

John H. Ward  
Attorney at Law  
P.O. Box 208  
Sedro Woolley, WA 98284

**DOCUMENT TITLE(S)** *(or transactions contained herein):*

**Special Warranty Deed**

**REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED:**

**GRANTOR(S)** *(Last name, first name and initials):*

1. **Turnbull, Alfred Eli, Personal Representative**
2. **Estate of Fidell C. Turnbull**

**GRANTEE(S)** *(Last name, first name and initials):*

1. **Skinner, Millard**
2. **Skinner, Evelyn**

**LEGAL DESCRIPTION** *(Abbreviated: i.e., lot, block, plat or quarter, quarter, section, township and range).*

**That portion of Block 1, "PLAT OF BINGHAM ACREAGE TO SKAGIT COUNTY", according to the Plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington**

**ASSESSOR'S PARCEL/TAX I.D. NUMBER:** # 3864-001-000-0809 - P# 62156

[ ] TAX PARCEL NUMBER(S) FOR ADDITIONAL LEGAL(S) ON PAGE [ ] OF DOCUMENT

### SPECIAL WARRANTY DEED

THE GRANTOR, Alfred Eli Turnbull as Personal Representative for the Estate of Fidell C. Turnbull, Deceased, Skagit County Superior Cause No. 99-4-00024-2, for and in consideration of \$10.00 and other valuable consideration in hand paid, grant, bargain, convey and conform to Millard Skinner and Evelyn Skinner, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That property legally described on the attached Exhibit A; Together with mobile home now situated on said property, which is a 1970 Marlette, 60 x 12, Serial Number 3846000008.

This deed is executed pursuant to a real estate contract between the Dorothy E. Turnbull, as Seller and Millard Skinner and Evelyn Skinner, husband and wife, as Purchaser, dated November 1, 1988, and recorded in Skagit County Auditor's File No. 198811080032, and the warranties herein contained are expressly subject to all liens and encumbrances, of every kind and nature whatsoever, imposed against the premises subsequent to said date, by through or under said Purchasers.

Excise tax has heretofore been paid under Skagit County Treasurer's Receipt No. 004539, on November 8, 1988, in the amount of \$348.40.

The Grantor for himself and for his successors in interest does by these presents expressly limit the covenants of the 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, he will forever warrant and defend the said described real estate.

DATED this 10<sup>th</sup> day of September, 1999.

*Full Payment*  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
#4539 PAID  
NOV 8, 1988  
\$348.40 APR 24 2000

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

*Alfred Eli Turnbull*  
Alfred Eli Turnbull, as Personal Representative of the Estate of Fidell C. Turnbull, Deceased



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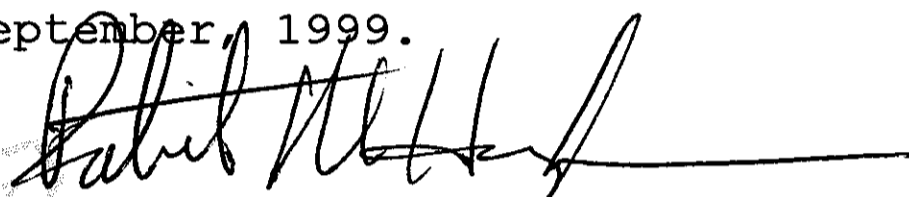
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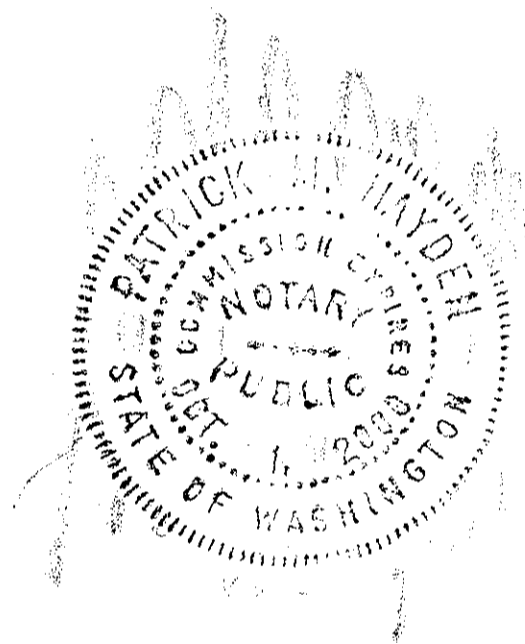
State of Washington )  
 ) ss  
County of Skagit )

On the date set forth below, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Alfred Eli Turnbull to me known to be the Personal Representative of the Estate of Fidell C. Turnbull, Deceased, Skagit County Superior Court Cause No. 99-4-00024-2, that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned.

DATED this 10<sup>th</sup> day of September, 1999.



Notary Public in and for the State  
of Washington, residing at  
Sedro-Woolley, Washington.  
My commission expires 10-1-2000  
Print Name: Patrick M. Hayden



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## EXHIBIT "A"

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Block 1, "PLAT OF BINGHAM ACREAGE TO SKAGIT COUNTY", according to the Plat thereof recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington describes as follows:

Beginning at the Northwest corner of the Northeast  $\frac{1}{4}$  of Section 11, Township 34 North, Range 4 East, W. M.; thence South 0 degrees 38' 50" West along the West line of said subdivision, 480.03 feet; thence North 89 degrees 30' 50" East, 284.42 feet to the true point of beginning; thence South, 343.45 feet to a point on the North line of the cul-de-sac at the end of the County road at which point the tangent to the curvature of said cul-de-sac bears due East; thence on a curve to the right, having a radius of 50.00 feet, an arc distance of 45.94 feet; thence North 89 degrees 30' 50" East along the North line of said County road, 217.00 feet; thence North, 363.45 feet; thence South 89 degrees 30' 50" West, 257.00 feet to the point of beginning. EXCEPT the West one acre thereof; AND ALSO EXCEPT that portion describes as follows:

Beginning at the Northwest corner of the Northeast  $\frac{1}{4}$  of Section 11, Township 34 North, Range 4 East, W. M.; thence South 0 degrees 38' 50" West along the West line of said subdivision, 480.03 feet; thence North 89 degrees 30' 50" East, 405.96 feet to the true point of beginning; thence South 363.45 feet to a point on the North line of the County road; thence North 89 degrees 30' 50" East along the North line of said County road, 20.00 feet; thence North, 148.00 feet; thence North 89 degrees 30' 50" East 115.46 feet; thence North 215.45 feet; thence South 89 degrees 30' 50" West 135.46 feet to the true point of beginning.



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