

FILED AT REQUEST OF/RETURN TO:

Mr. & Mrs. Craig Hockett
9132 Thunderbird Lane
Concrete, WA 98237



200005170076

Kathy Hill, Skagit County Auditor
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LAND TITLE COMPANY OF SKAGIT COUNTY

P-93278-E

SPECIAL WARRANTY DEED

Grantor(s): JEFFREY A. ARMSTRONG, Co-Personal Representative for the Estate of
RICHARD A. ARMSTRONG

Additional Grantor: Page 1

Grantee(s): HOCKETT, CRAIG and BECKY, husband and wife

Abbreviated Legal: S $\frac{1}{2}$ Govt Lot 1, Sec 24, TS35, R8EWM

Additional legal on Exhibit "A"

Assessor's Tax Parcel No: 350824-0-003-0000; P44164

THE GRANTORS, JEFFREY A. ARMSTRONG and RICHARD A. ARMSTRONG, in their capacities as the duly appointed, qualified and acting co-personal representatives for the estate of RICHARD A. ARMSTRONG, in Skagit County Cause No. 99-4-00341-1, and not in their individual capacities, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, do hereby grant, bargain, sell and convey to CRAIG HOCKETT and BECKY HOCKETT, husband and wife, the following described real estate, 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)

Situs: 9132 Thunderbird Lane, Concrete, WA 98237

Skagit County Tax Account Numbers: 350824-0-003-0000; P44164

SUBJECT TO: Easements, covenants, and restrictions of record.

35334
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 17 2000

Amount Paid \$ 1,530.00
Skagit County Treasurer
By: DC Deputy

The Grantors, for themselves and for their successors in interest, do 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 do 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 6 day of May, 2000.

ESTATE OF RICHARD A. ARMSTRONG

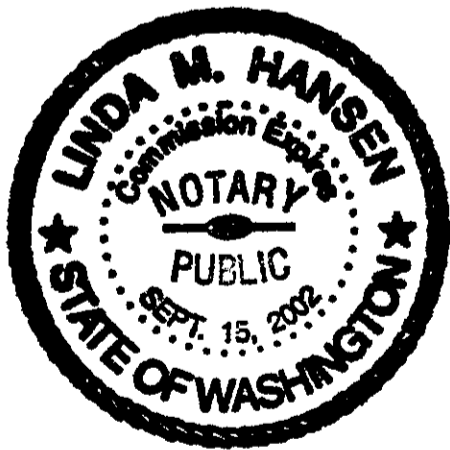
By: [Signature]
Jeffrey A. Armstrong
Co-Personal Representative

By: [Signature]
Timothy R. Armstrong
Co-Personal Representative

STATE OF WASHINGTON)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Jeffrey A. Armstrong is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-personal representative of the Estate of Richard A. Armstrong, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 6th of May, 2000.



[Signature]
Notary Public – State of Washington
Linda M. Hansen
(Print or Type Name of Notary)
My Appointment Expires: 9-15-02



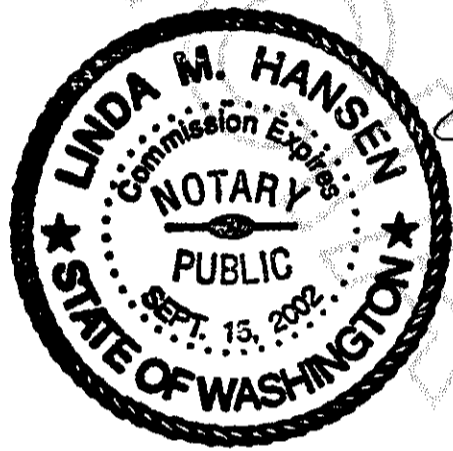
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STATE OF WASHINGTON)
)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that Timothy R. Armstrong is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the co-personal representative of the Estate of Richard A. Armstrong, deceased, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 6th of May, 2000.



Linda M. Hansen
Notary Public - State of Washington
Linda M. Hansen

(Print or Type Name of Notary)

My Appointment Expires: 9-15-02



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EXHIBIT A

Schedule "A-1"

P-93278-E

DESCRIPTION:

The South $\frac{1}{2}$ of Government Lot 1, Section 24, Township 35 North, Range 8 East, W.M.,

EXCEPT County Road right-of-way;

AND EXCEPT that portion conveyed by Quit Claim Deed dated August 24, 1964, and recorded under Skagit County Auditor's File No. 655051;

AND EXCEPT that portion, if any, conveyed by Agreement dated September 11, 1964, and recorded under Skagit County Auditor's File No. 656183.

Situate in the County of Skagit, State of Washington.



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